



11 Stoneybank Place EH21 6HH

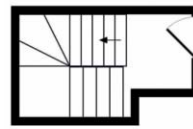
Exceptionally spacious and very bright main door upper villa located within a small cul de sac. Entrance stairs, hallway, lounge with stripped & varnished floorboards, modern fitted kitchen with appliances, large double bedroom with fitted wardrobes and white 3pc bathroom. Substantial loft space with scope to convert, subject to necessary consents. Gas central heating and double glazing. Driveway to side leading to grassed rear garden. It is also worth noting that the property is ideally located close to Musselburgh Railway Station and Queen Margaret University.



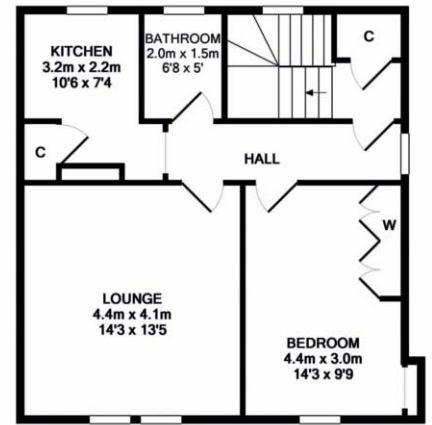
LOUNGE (14'3 X 13'5) 4.4M X 4.1M
KITCHEN (10'6 X 7'4) 3.2M X 2.2M
DOUBLE BEDROOM (14'3 X 9'9) 4.4M X 3.0M
BATHROOM (6'8 X 5'0) 2.0M X 1.5M

Stoneybank Place lies approximately 7 miles east of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus and rail service available nearby. Alternatively, major access roads including the A1 and A720 Edinburgh City By-Pass allow for ease of commuting outwith the area. The historic town of Musselburgh has a wealth of amenities to meet every day needs including shops, banks, post offices, supermarkets and a medical centre. Leisure facilities are also well provided for by way of the Quay complex with restaurant and leisure centre, Fisherrow Harbour, beach, Musselburgh Old Golf and Race Course, public parks and River Esk walkway with a number of major retail parks in close proximity along with the tranquil East Lothian coastline.

ENERGY PERFORMANCE RATING C



GROUND FLOOR



1ST FLOOR



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale. All measurements are approximate and are not warranted. No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

