



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**13 Stoneybank Place**

MUSSELBURGH, EAST LOTHIAN, EH21 6HH

# THE LOCATION

*Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian. It is approximately eight miles from the City Centre of Edinburgh and conveniently located on the shores of the Firth of Forth.*

There are direct routes to and from the City Centre using the major road networks or one of the many and frequent bus services that pass through the town. The east end of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes you directly to Waverley Station in the

heart of the City Centre, a journey of fewer than ten minutes.

Schooling at both primary and secondary level can also be taken advantage of, with Campie Primary School being located on Stoneyhill Farm Road and Loretto Senior School on Linkfield Road.



# THE PROPERTY

*An excellent opportunity has arisen to acquire this highly desirable one bedroom lower villa, making for an ideal first-time-buyer or buy-to-let investor opportunity, while being located within the popular East Lothian town of Musselburgh. Viewing of this property is highly recommended.*

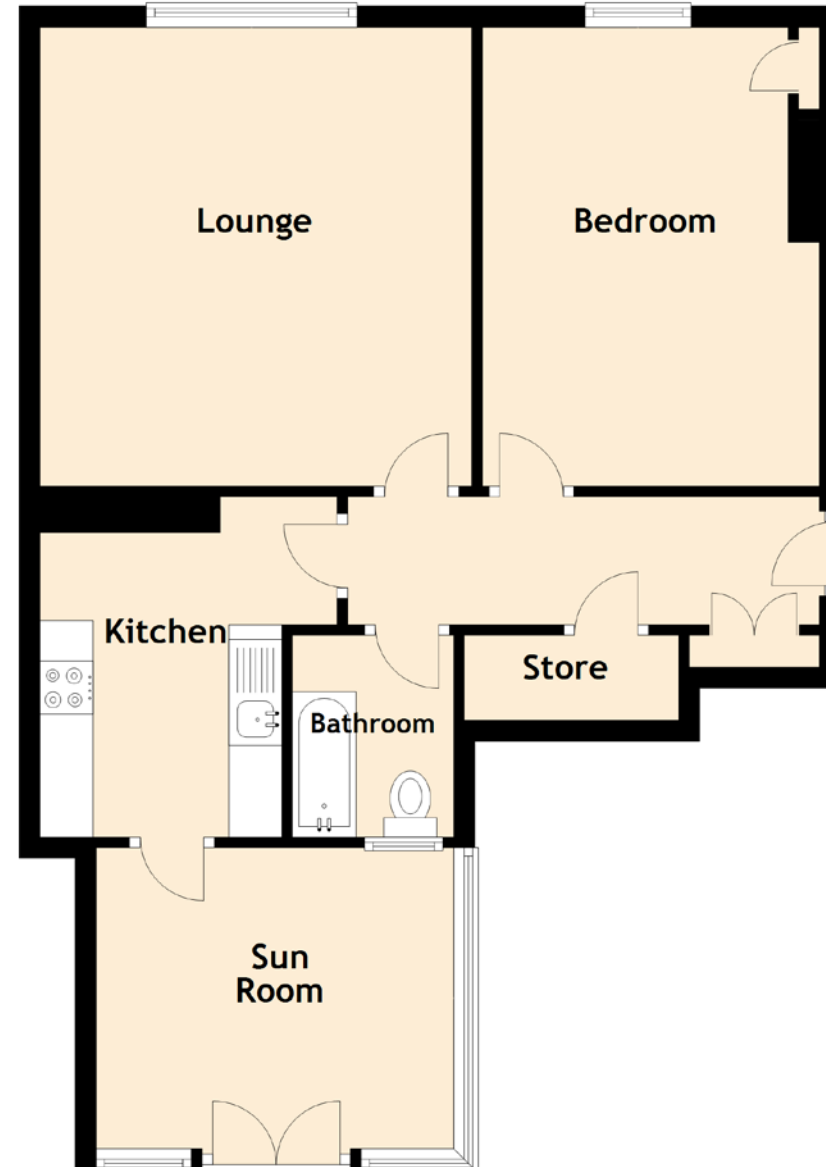
Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a large storage cupboard, a double utility cupboard, which also houses the boiler and a double over-head storage cupboard, a bright and spacious lounge with a feature gas fire including surround and a full double glazed conservatory with access to the rear garden through double patio doors.

The fully fitted, partially tiled kitchen benefits from an extractor hood and a larder and the

double bedroom has a press cupboard. The three-piece, partially tiled bathroom benefits from an over-head shower and an extractor fan.

This property also benefits from gas central heating, full double glazing and private garden grounds to the front, side and rear of the property, including a gravelled front garden which offers the potential of conversion into a driveway. There is more than adequate unrestricted on-street parking to accommodate residents and visitors alike.



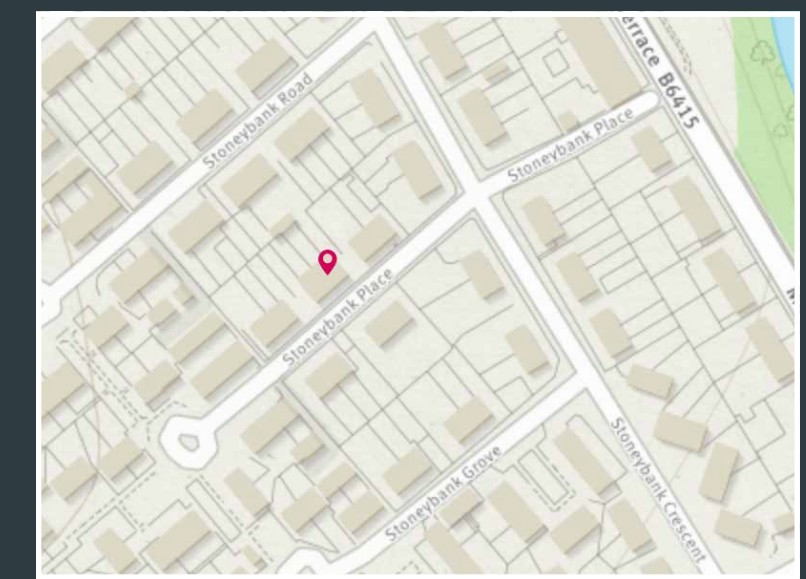


## THE DETAILS

*Approximate Dimensions (Taken from the widest point)*

Lounge	4.33m (14'2") x 4.07m (13'4")
Kitchen	3.21m (10'6") x 2.80m (9'2")
Sun Room	3.30m (10'10") x 2.84m (9'4")
Bedroom	4.33m (14'2") x 2.98m (9'9")
Bathroom	2.00m (6'7") x 1.52m (5')

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>  
 EPC Rating: D





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