

9 Stoneybank Court

MUSSELBURGH, EAST LoTHIAN, EH21 6TP



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

*Fantastic One Bedroom Upper Flat in a very
popular pocket of Musselburgh*



McEwan Fraser is delighted to offer this excellently presented one bedroomed, upper flat, to the market. It is located on a quiet residential street and nearby local amenities.

THE LOUNGE



The property opens into a welcoming hallway and staircase, as you move up into the apartment, the incredibly spacious living room is the real heart of the home. A large window lets in lots of natural light and is the perfect place to entertain or relax after a long day.

THE KITCHEN



Moving through the apartment, the kitchen comprises a good range of floor and wall mounted units with an integrated oven, washer and electric hob.



A bright, spacious and tastefully decorated family bathroom has recently been fitted to a high standard. The bathroom comprises a bath with an overhead electric shower, a wall-mounted toilet and two vanity units and a sink. The double bedroom is very well proportioned, with built-in storage and plenty of space for free standing furniture.

THE BATHROOM



THE BEDROOM



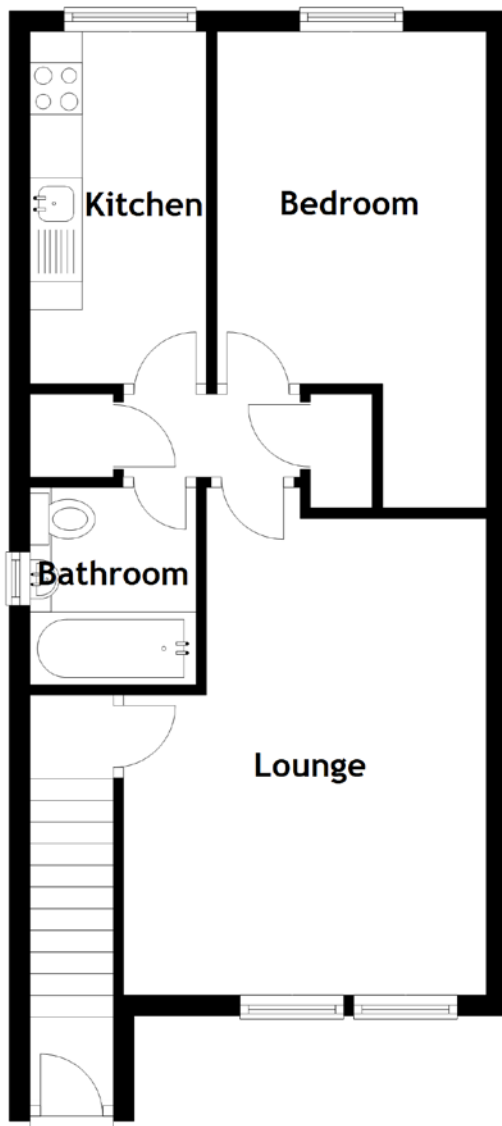
This property has been tastefully decorated throughout. It also benefits from gas central heating and a private parking space for one car, there is on-street parking for visitors to the front of the property too.

Viewing of this property is highly recommended, it would make for an excellent first time buy or Buy-To-Let Investment.

PARKING



FLOOR PLAN, DIMENSIONS & MAP



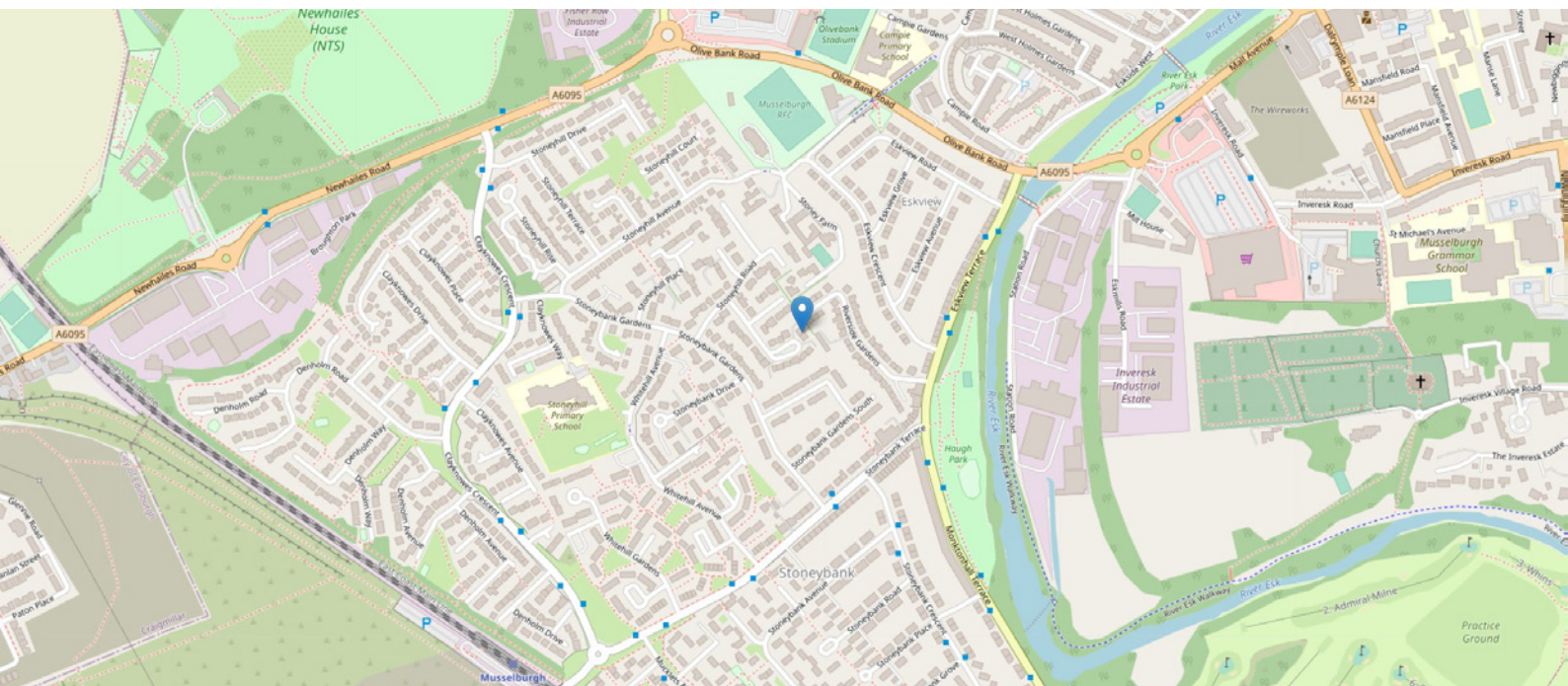
Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.50m (11'6")
Kitchen	3.40m (11'2") x 1.80m (5'11")
Bedroom	4.60m (15'1") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 42m²

EPC Rating: D

Buyer's Premium Value: £2900.00



THE LOCATION

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian.





Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high street food and retail stores. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Race Course is just minutes away, as are the delightful open spaces of Levenhall Links. Private and state schools are available at both primary and secondary level with Stoneyhill Primary School particularly close by. Loretto School caters for both day and boarding pupils and Queen Margaret University is within easy reach of the property.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALLY CLARK
Designer

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