



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**2 Stoneybank Terrace**

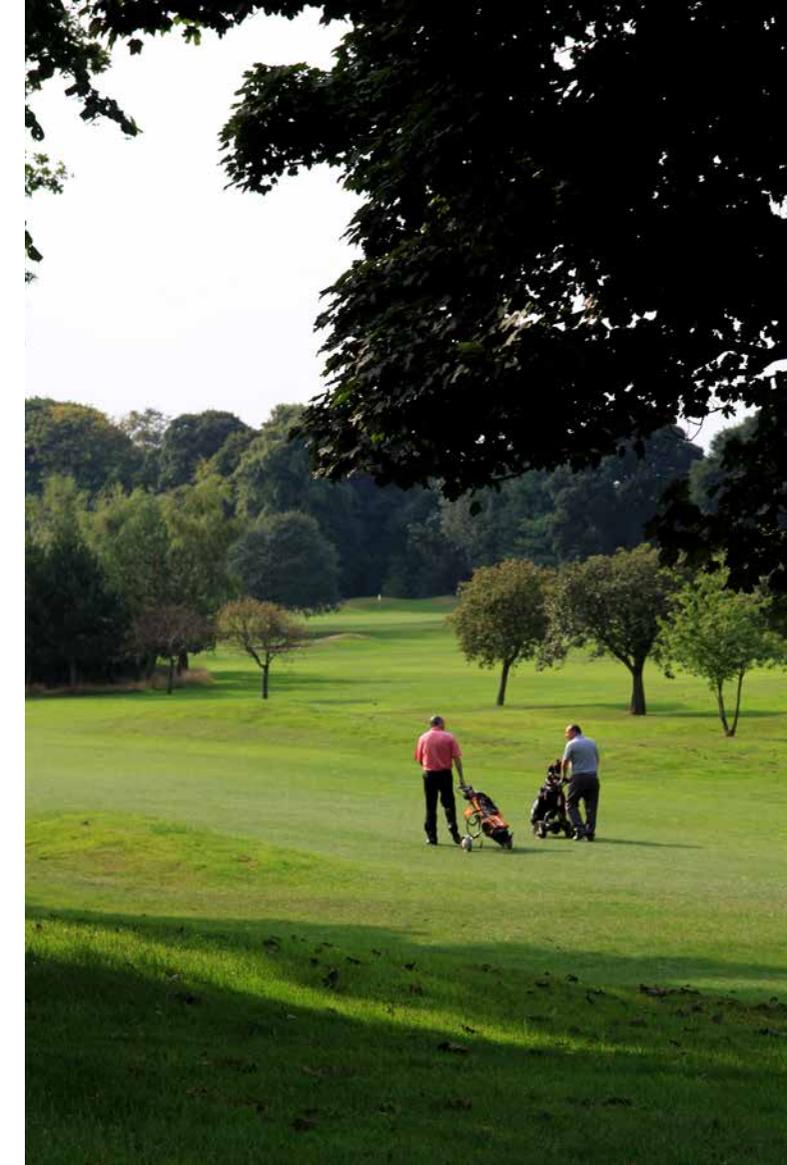
MUSSELBURGH, EAST LOTHIAN, EH21 6NL



## 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 & 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 Campie and Stoneyhill Primary schools particularly close by. Loretto School caters for both day and boarding pupils and Queen Margaret University is within easy reach of the property.



# The Property

*McEwan Fraser is delighted to present immaculate two-bedroom main door flat to the market. The property occupies a corner position on Stoneybank Terrace with a wrap-around private garden to the front which is secluded behind a mature privet hedge. Internally the property has excellent proportions and is presented in true walk-in condition. You will find a fantastic blend of contemporary styling and period character which is sure to impress. Alongside two double bedrooms, the property includes a large lounge, breakfasting kitchen, stylish shower room and there is also a communal rear garden. The property further benefits from gas central heating and double glazing.*

Entering the property through your own front door, you find a central hallway which gives access to all apartments and includes integrated storage. High ceilings, coving and general attention to detail in the hall give an early insight into the quality of the rest of the property. The accommodation is focused towards the impressive lounge which benefits from a dual aspect bay window overlooking the garden, original coving, ceiling rose and original wooden panelling. An ornate period fireplace with open coal fire provides a natural focal point for the room. The lounge is

genuinely spacious and plenty of different furniture configurations are possible. The kitchen breakfast room has a very contemporary feel which provides a good contrast with the lounge. There is a good range of base and wall mounted units alongside a pantry for greater storage. Gas hob, double oven and cooker hood are integrated while space is provided for further free standing appliances. The kitchen also affords access to a loft space for more long term storage and the rear door gives access to the communal rear garden.

There are two large double bedrooms. The master sits immediately adjacent to the lounge and offers excellent floor space for a large frame bed and plenty of additional free standing furniture. The aspect from the window is onto the garden where the mature hedge ensures privacy. The second bedroom also enjoys good proportions and further benefits from integrated storage. Finally, the accommodation is completed by a stylish shower room which is partially tiled and boasts a large walk-in mains shower and underfloor heating.

This is a must see property and internal viewing is essential to fully appreciate both the quality and the proportions that the property has to offer.





## Bedrooms & Shower room

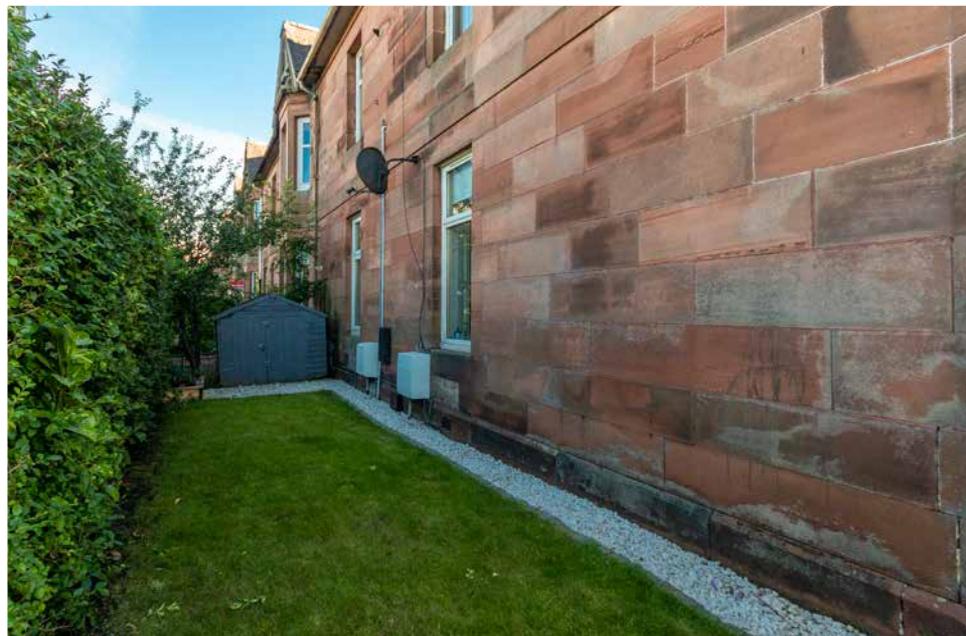
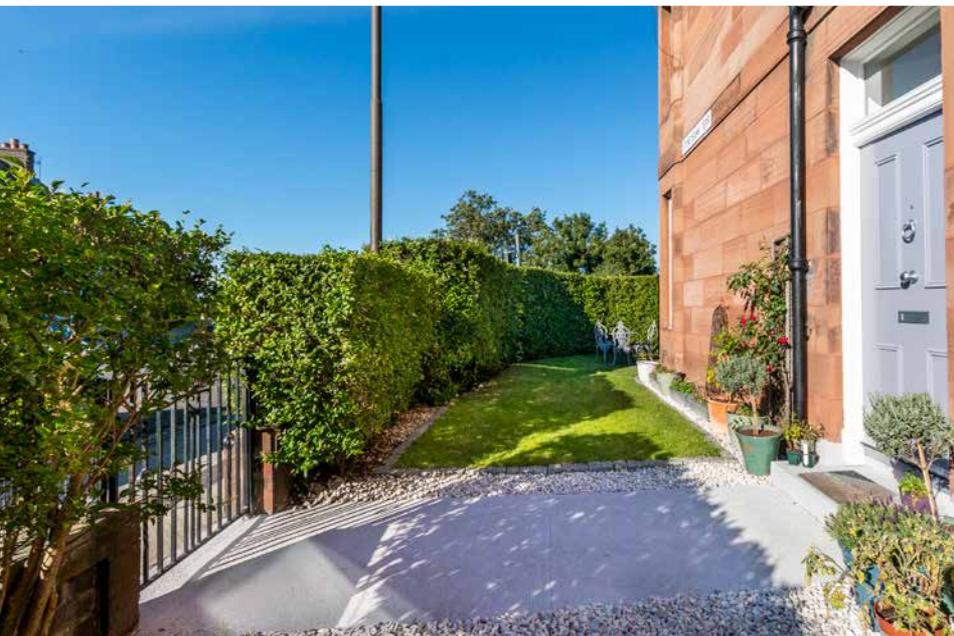


Approximate Dimensions (Taken from the widest point)

Lounge	5.63m (18'6") x 4.27m (14')
Kitchen	5.85m (19'2") x 2.93m (9'7")
Bedroom 1	4.27m (14') x 3.76m (12'4")
Bedroom 2	4.20m (13'9") x 3.16m (10'5")
Shower Room	1.93m (6'4") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup> | EPC Rating: D





  
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