

# 63 Stoneybank Gardens

MUSSELBURGH, EAST LOTHIAN, EH21 6TG



*SPACIOUS & MODERN  
ONE BED MAIN DOOR FLAT*



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McEwan Fraser Legal is delighted to present this spacious and fully modernised one-bedroom main-door flat in East Lothian's popular town of Musselburgh.

Inside, the property comprises a spacious living/dining area which is generously proportioned and looks out to the front of the property. There is a fully equipped kitchen with an induction hob, fan oven and integrated microwave with free-standing white goods. The kitchen has been upgraded and finished to a lovely standard. The flat benefits from one large double bedroom which boasts built-in wardrobes and offers ample space for freestanding storage options. There is one bathroom in the property which is fitted with a shower over the bath.

In addition to this, the property includes a generous, yet low-maintenance front and rear garden with a parking space at the rear of the property and free on-street parking at the front. The house has double-glazed windows and electric heating which makes for a warm home, year-round.

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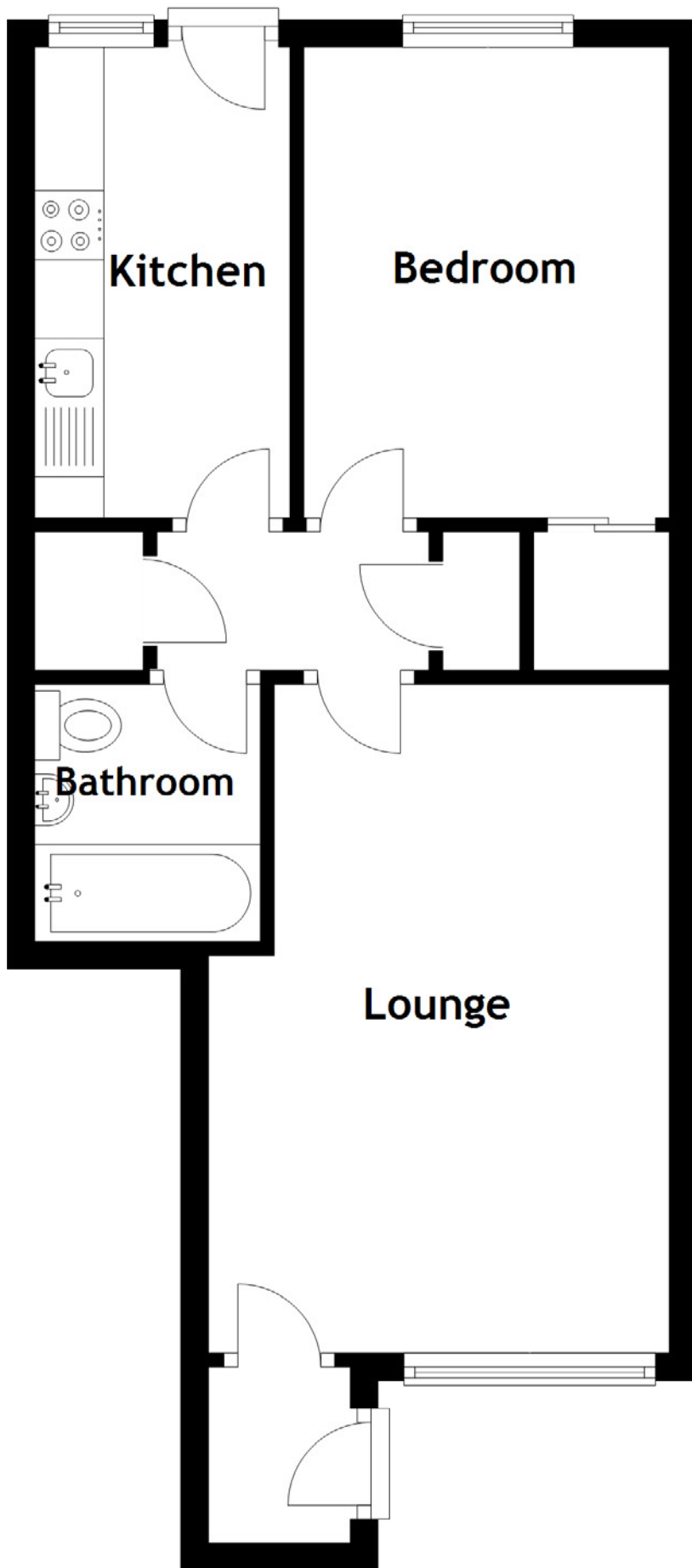




## The Bedroom







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.84m (15'10") x 3.33m (10'11")
Kitchen	3.40m (11'2") x 1.84m (6'1")
Bedroom	3.40m (11'2") x 2.64m (8'8")
Bathroom	1.86m (6'1") x 1.63m (5'4")

Gross internal floor area (m<sup>2</sup>): 39m<sup>2</sup>

EPC Rating: E









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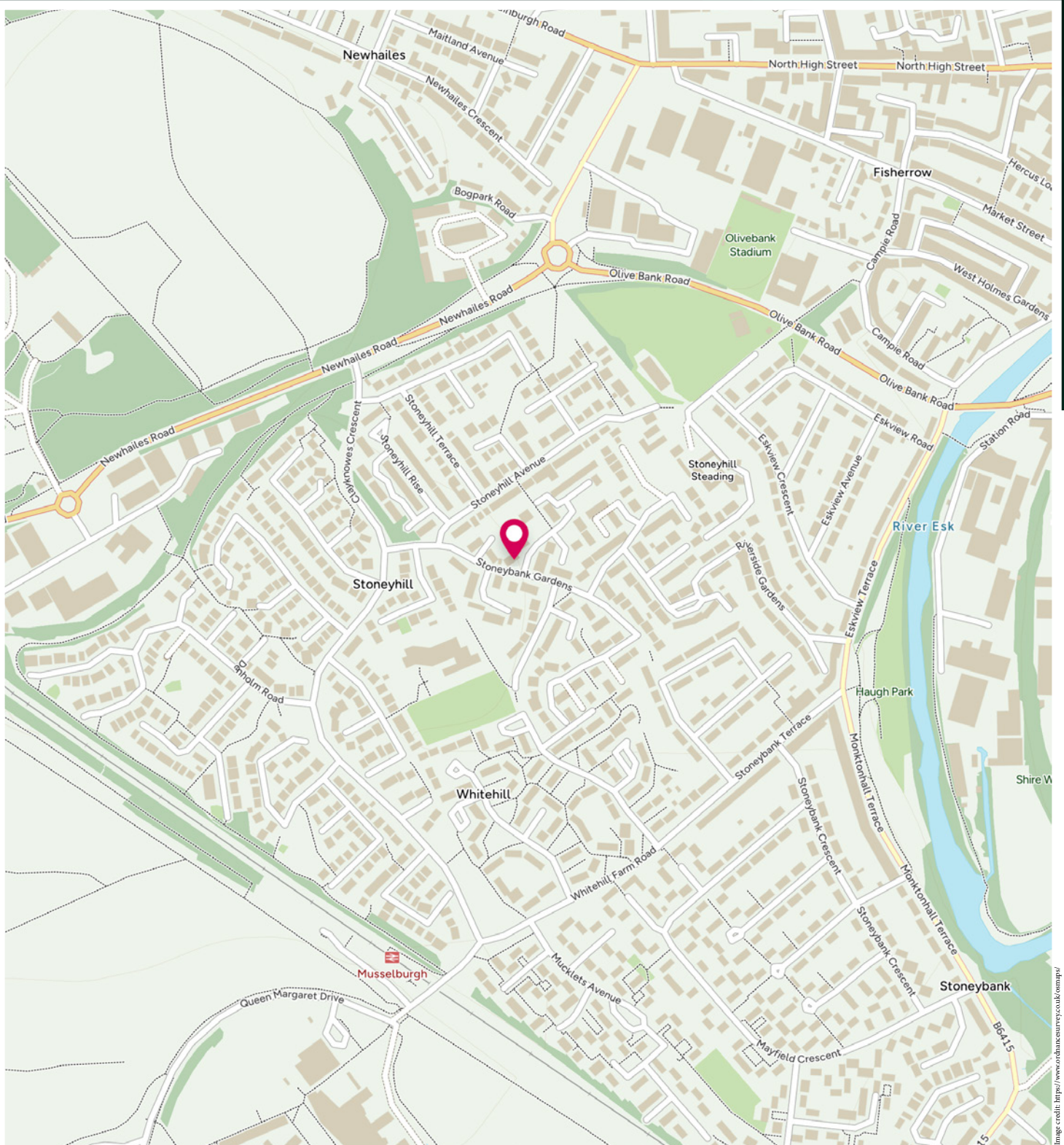
For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian. Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River 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.

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