

# 18 Stoneybank Gardens

MUSSELBURGH, EAST LOTHIAN, EH21 6NF



*SPACIOUS ONE BEDROOM UPPER FLAT IN  
THE STONEYBANK AREA OF MUSSELBURGH*



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McEwan Fraser Legal is delighted to present this one-bedroom upper flat with a private rear garden in the Stoneybank area of Musselburgh. The flat is presented to the market in good condition but would benefit from areas of modernisation.

Inside, the property comprises of a spacious living area with a gas fireplace which has been capped as it requires a service and upgrade. The living space offers various possibilities for furniture configuration. The fully equipped kitchen is accessed via the hallway. With free-standing appliances and a bright aspect overlooking the rear of the property.

The flat boasts a generous bedroom which offers ample space for free-standing furniture. The property has one family bathroom which is in good working order however, would benefit from an upgrade.

In addition to this, the property includes gas central heating as well as double-glazed windows making for a warm home, year-round. There is a private rear garden pertaining to the flat and then free on-street parking.

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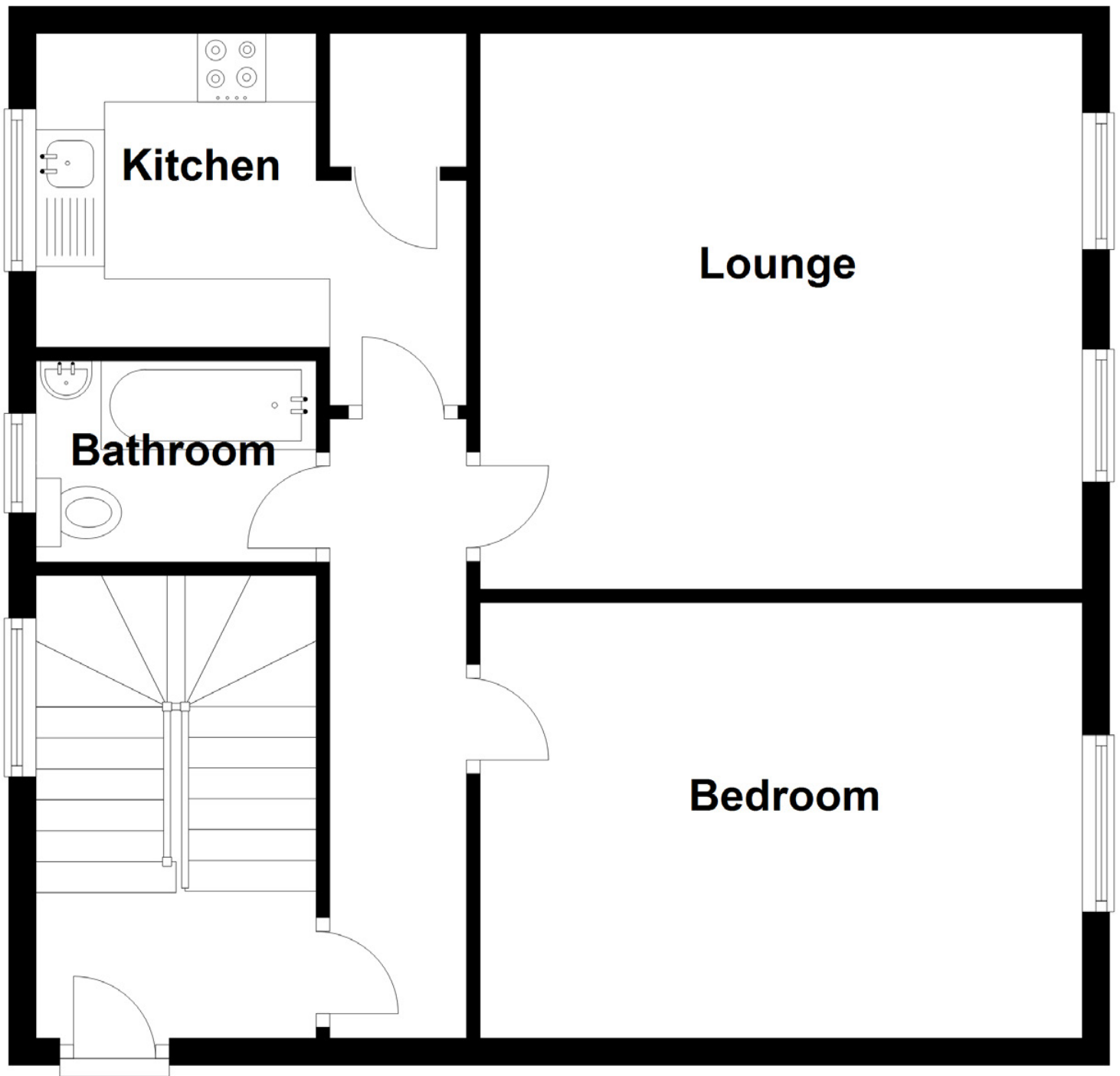


## The Bedroom









Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 4.06m (13'4")
Kitchen	2.29m (7'6") x 2.05m (6'9")
Bedroom	4.40m (14'5") x 3.18m (10'5")
Bathroom	2.05m (6'9") x 1.47m (4'10")

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

EPC Rating: D









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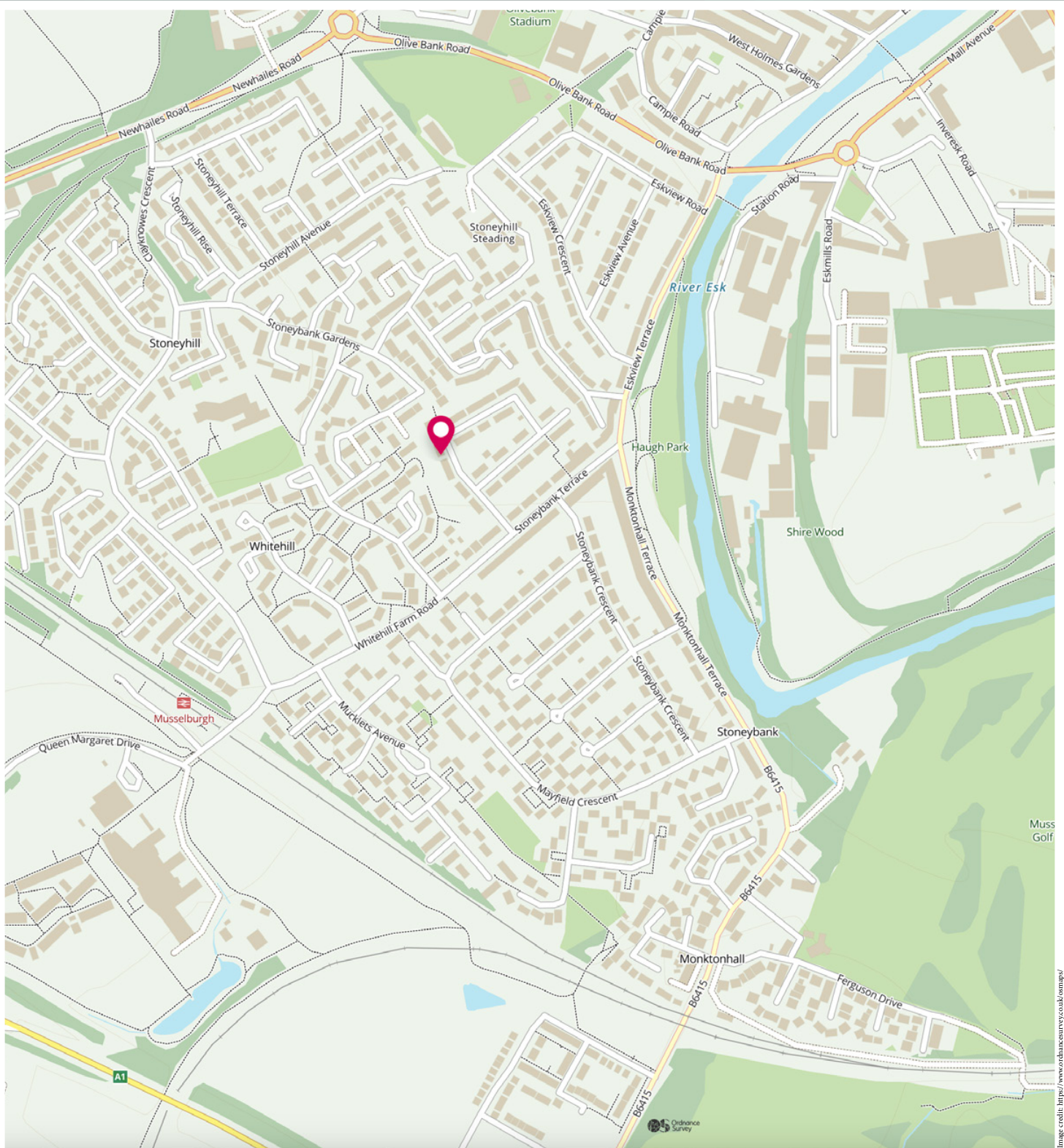
For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the City of Edinburgh, in the County of East Lothian. It is approximately eight miles from the city centre of Edinburgh and conveniently located on the shores of the Firth of Forth.

There are direct routes to and from the city centre using the Musselburgh Bypass, Milton Road 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 direct to Waverley Station in the heart of the city centre, a journey of less than ten minutes.

As much of the districts through traffic is taken by the Bypass, Musselburgh is quite a civilised shopping centre. It has a very wide range of shopping facilities, very good services and banking, post office and building society services in abundance. Local amenities include Musselburgh Sports Centre, a nine hole golf course at Levenhall, Lewisvale Park with its play areas and park; a dance school and all other amenities associated with any well-established bustling township.

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# McEwan Fraser Legal

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