

28 Stoneyhill Place

MUSSELBURGH, EAST LoTHIAN, EH21 6TN



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



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*Superb investment opportunity located in an
established residential area in Musselburgh*



McEwan Fraser is delighted to present this spacious two-bedroom, second floor, tenement flat to the market. Presented in excellent internal order, the property is situated on Albert Street in fashionable Leith and boasts two generous double bedrooms, a living room, kitchen and bathroom. Further benefits include gas central heating, double glazing and a large communal terrace.

THE LIVING ROOM



McEwan Fraser is delighted to present this superb investment opportunity which is presented to the market in need of full refurbishment. The property is located in an established residential area that is popular with first-time buyers.

The property is a ground floor main door flat with a private garden to the rear. Accommodation comprises a reception room, bedroom, bathroom and separate kitchen with direct access to rear garden.

THE KITCHEN



THE BEDROOM



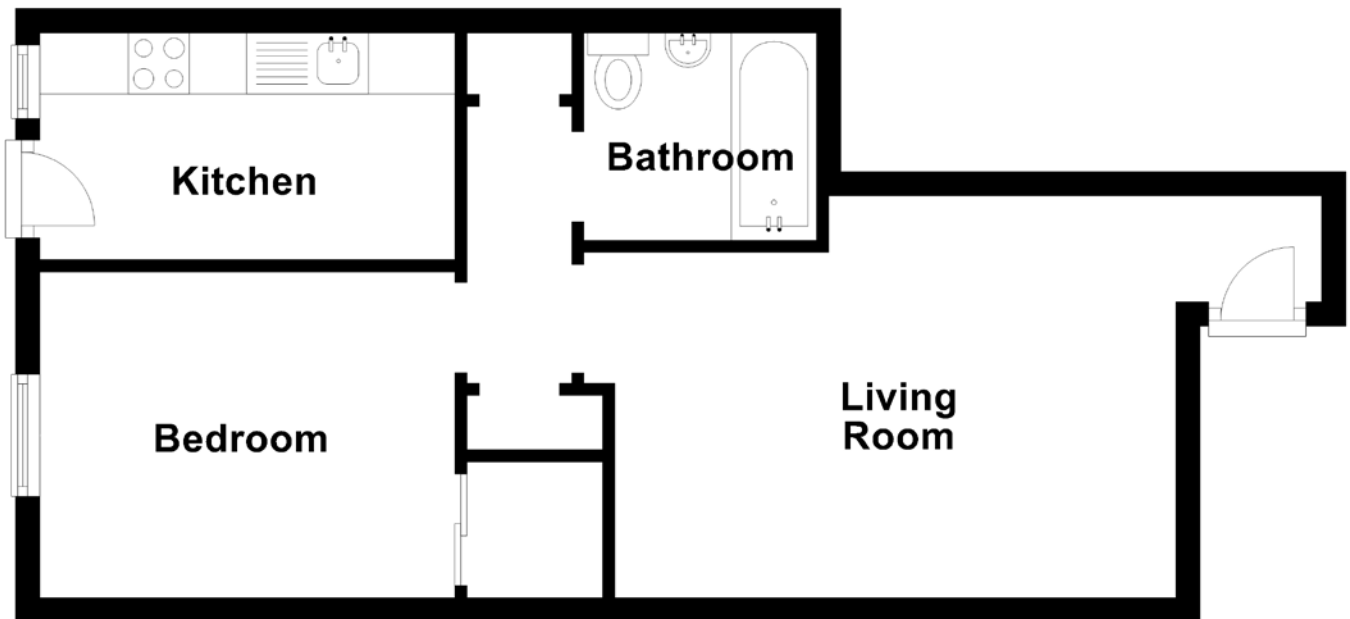
THE BATHROOM



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

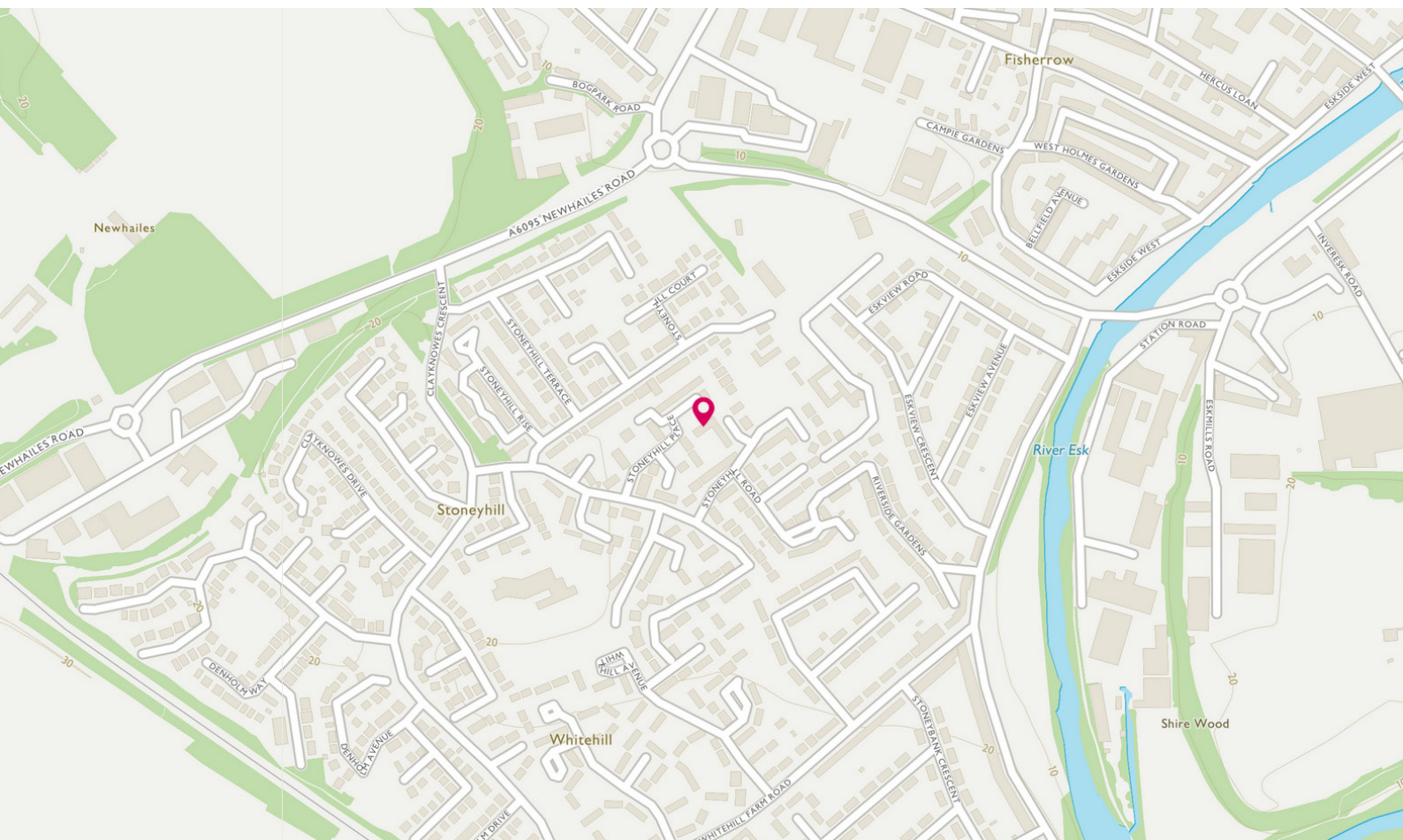


Approximate Dimensions (Taken from the widest point)

Living Room	6.87m (22'6") x 3.29m (10'10")
Kitchen	3.41m (11'2") x 1.86m (6'1")
Bedroom	3.41m (11'2") x 2.67m (8'9")
Bathroom	1.91m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 40m²
EPC Rating: D

Buyer's Premium Value: £6000



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 Kinraid 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 Musselburgh Burgh Primary School close by and Musselburgh Grammar School on the doorstep. Loretto School caters for both day and boarding pupils and Queen Margaret University is within easy reach of the property.

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