

# 16 Stoneybank Gardens

MUSSELBURGH, EH21 6NF



*Spacious One-Bedroom Ground-Floor  
Flat In Musselburgh*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser Legal is delighted to present this generously proportioned one-bedroom ground-floor flat with private back garden and new gas central heating.

# THE LIVING ROOM



Inside, the property comprises:

- Spacious living area, which is bright and spacious with various possibilities for freestanding furniture arrangements.
- A fully equipped kitchen with gas hob, fan oven and is facing the private rear garden.

# THE KITCHEN





- The property benefits from one double bedroom with integrated wardrobes.
- There is one main three-piece shower room.

## THE SHOWER ROOM



# THE BEDROOM

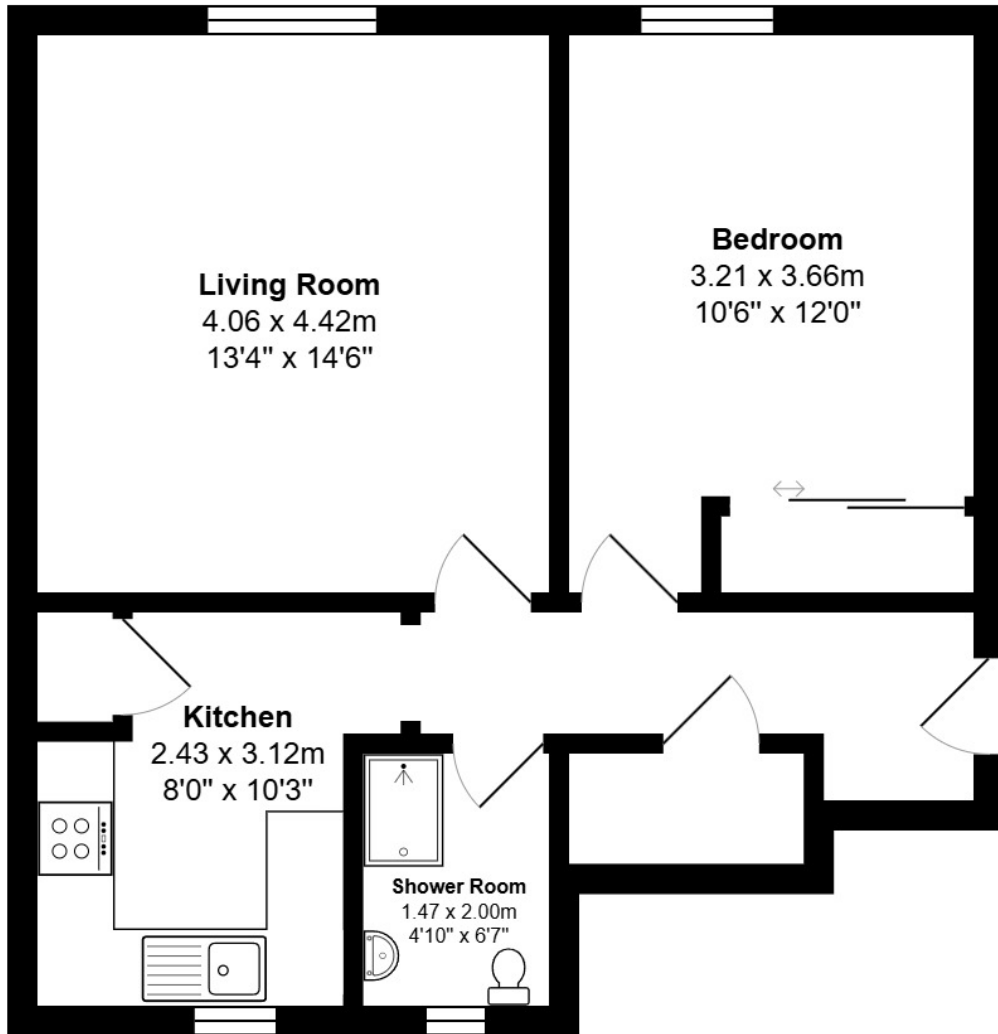


In addition, the property includes free on-street parking, modern double glazed windows, a private rear garden and modern gas central heating, making for a cosy home, year-round. The property does require modernisation.

# EXTERNALS

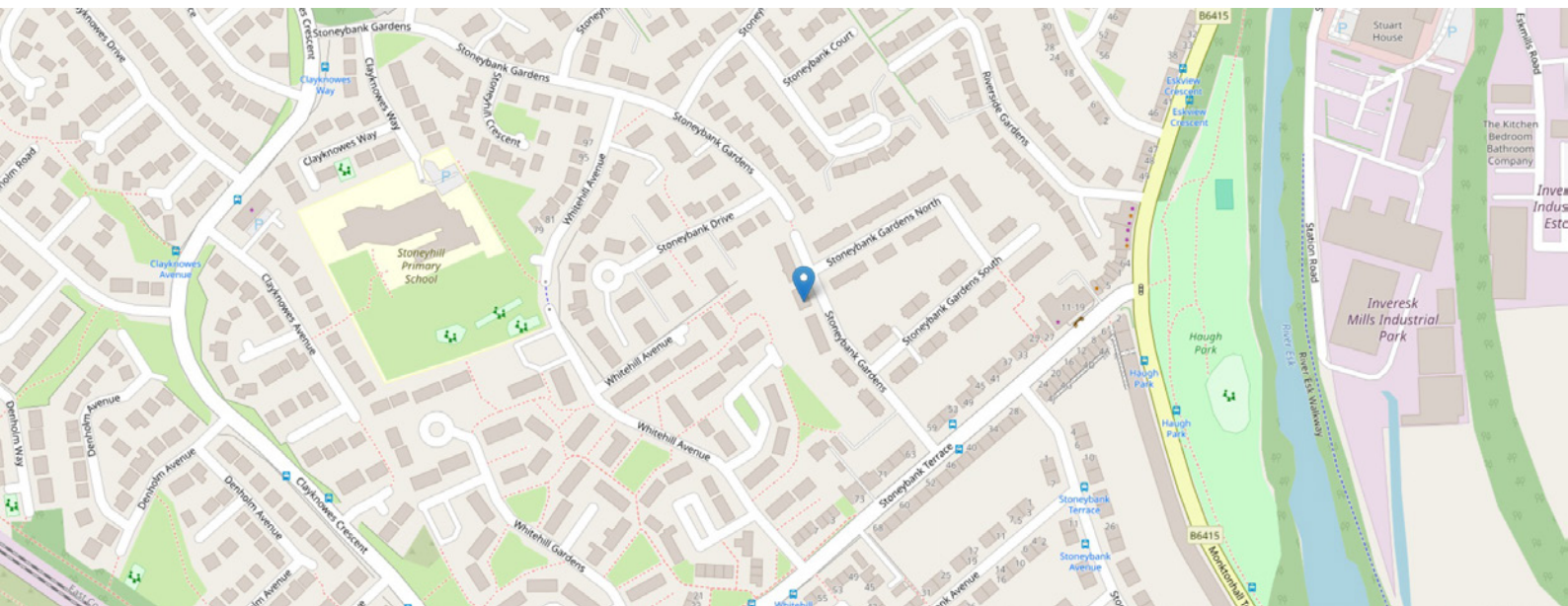


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup> | EPC Rating: C



# 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. 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 directly to Waverley Station in the heart of the city centre, a journey of less than ten minutes.







As much of the district's 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. Generally speaking, there is absolutely no need to leave the district for normal shopping or commercial requirements; however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach of the property by car.

Musselburgh is a gateway to East Lothian, which is a beautiful agricultural county. Along its shores are a number of the most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills, and Haddington is its historic County Town, with nearby North Berwick being a place of fun and interest.

Local amenities include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others; a windsurfing pond just along the coast; 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.