



7 Stoneybank Gardens South, Musselburgh

In Excess of £195,000



**RE/MAX**  
Estate



## 7 Stoneybank Gardens South

Musselburgh, Musselburgh

Charming 3-bed Upper Villa in Musselburgh with off-road parking. Modern kitchen, versatile office space, convenient location near train station.

Ideal for families and commuters.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Lounge

12' 11" x 11' 5" (3.93m x 3.48m)

The lounge features a large front-facing window that floods the room with natural light, enhancing its spacious feel. The carpeted flooring adds warmth and comfort, while a radiator ensures the room stays cozy. The centre lighting creates a welcoming atmosphere, and the generous size of the room offers plenty of space for freestanding furniture. It also benefits from convenient access to the hallway and kitchen/diner, making it a functional and inviting space.

### Entrance Vestibule

8' 4" x 4' 2" (2.54m x 1.28m)

The vestibule entrance is equipped with a half-glazed PVC door, allowing natural light to flow in while maintaining privacy. Wall lights add a soft, welcoming glow, and the laminate flooring is both practical and stylish. There's plenty of space for coats, jackets, and shoes, keeping the area tidy and organized. A side window further enhances the light, creating a bright and airy feel. Additionally, the vestibule provides convenient access to the upper level of the home.

### Bathroom

7' 2" x 5' 8" (2.18m x 1.72m)

The bathroom features a rear-facing window that allows natural light to brighten the space. With vinyl flooring for easy maintenance, it offers a modern and stylish design throughout. The modern white vanity sink, complete with a mixer tap, is complemented by a W/C and built-in storage. The bath, equipped with both a mains and mixer tap, provides a relaxing space, while an electric shower with a glass screen offers convenience and a touch of luxury. The heated towel rail adds comfort, and the extractor fan ensures the room remains fresh and well-ventilated.



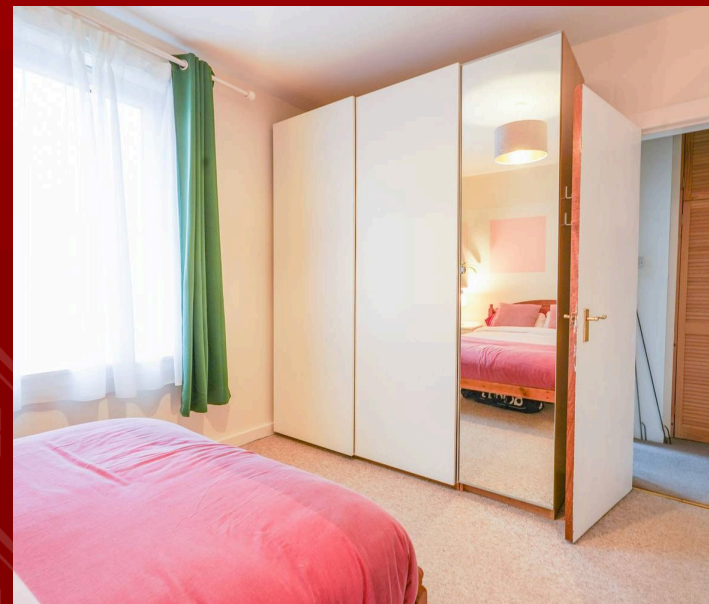
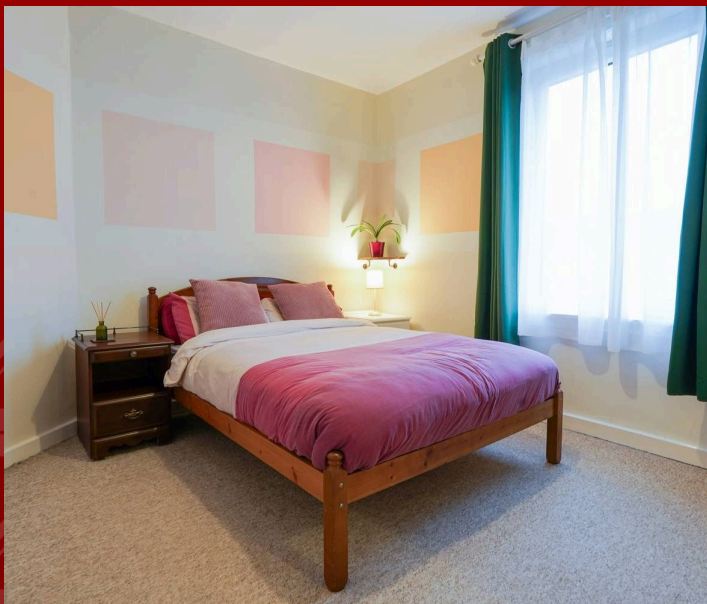


### Landing & Stair case

The landing features carpet flooring and a radiator, providing both comfort and warmth. It offers convenient access to the lounge, bathroom, and three bedrooms, making it a central hub of the home. A staircase leads down to the entrance hall, while a ladder provides access to the attic, which is a spacious area perfect for extra storage. The attic is equipped with power and practical flooring, with lined walls making it not only functional but also versatile for a range of uses.

### Kitchen/Diner

The kitchen/diner offers a lovely rear view over the garden through its window, bringing in natural light and a pleasant outlook. The room features vinyl flooring and a radiator, ensuring both practicality and comfort. With its generous size, there's plenty of space for a dining table and chairs, making it ideal for family meals or entertaining. It also includes pantry storage for added convenience. The kitchen is well-equipped with a stainless steel sink and drainer with a mixer tap, a gas ring hob, and an oven. There is space for a fridge/freezer, and a good amount of storage cupboards for all your kitchen essentials. Additionally, the washing machine and dishwasher are being gifted, making this a highly functional and well-appointed space.



### Bedroom 1

12' 10" x 9' 9" (3.90m x 2.97m)

The master bedroom boasts a rear-facing window that offers a lovely view and allows plenty of natural light to fill the room. The space features carpet flooring, a radiator for warmth, and centre lighting that creates a bright and welcoming atmosphere. With its good size and high ceilings, the room feels both spacious and airy, providing ample space for freestanding furniture. It's an ideal retreat, offering comfort, style, and plenty of room to relax and unwind.

### Bedroom 2

10' 3" x 9' 6" (3.12m x 2.90m)

This bedroom features a large front-facing window that floods the room with natural light, creating a bright and inviting atmosphere. The room is carpeted



### Study/office

9' 7" x 6' 4" (2.93m x 1.93m)

This space features a front-facing window that lets in plenty of natural light, creating a bright and welcoming space. The room has laminate flooring, which is both practical and easy to maintain, along with a radiator to ensure comfort. Centre lighting adds to the overall ambience, making it a versatile room. Works very well as an office space or nursery, offering flexibility to suit a variety of needs some images and staging have been added to show full potential.





## REAR GARDEN

The property boasts a charming L-shaped rear garden, offering a variety of outdoor spaces to enjoy. A storage shed, gifted with the sale, provides additional practicality for keeping gardening tools and equipment. The garden features a well-maintained lawn area, surrounded by a mix of shrub plants and bushes, adding greenery and privacy. There's also a section with planters for those who enjoy gardening, as well as a patio area perfect for outdoor dining or relaxing. The garden is fully enclosed with a gate, ensuring privacy and security.

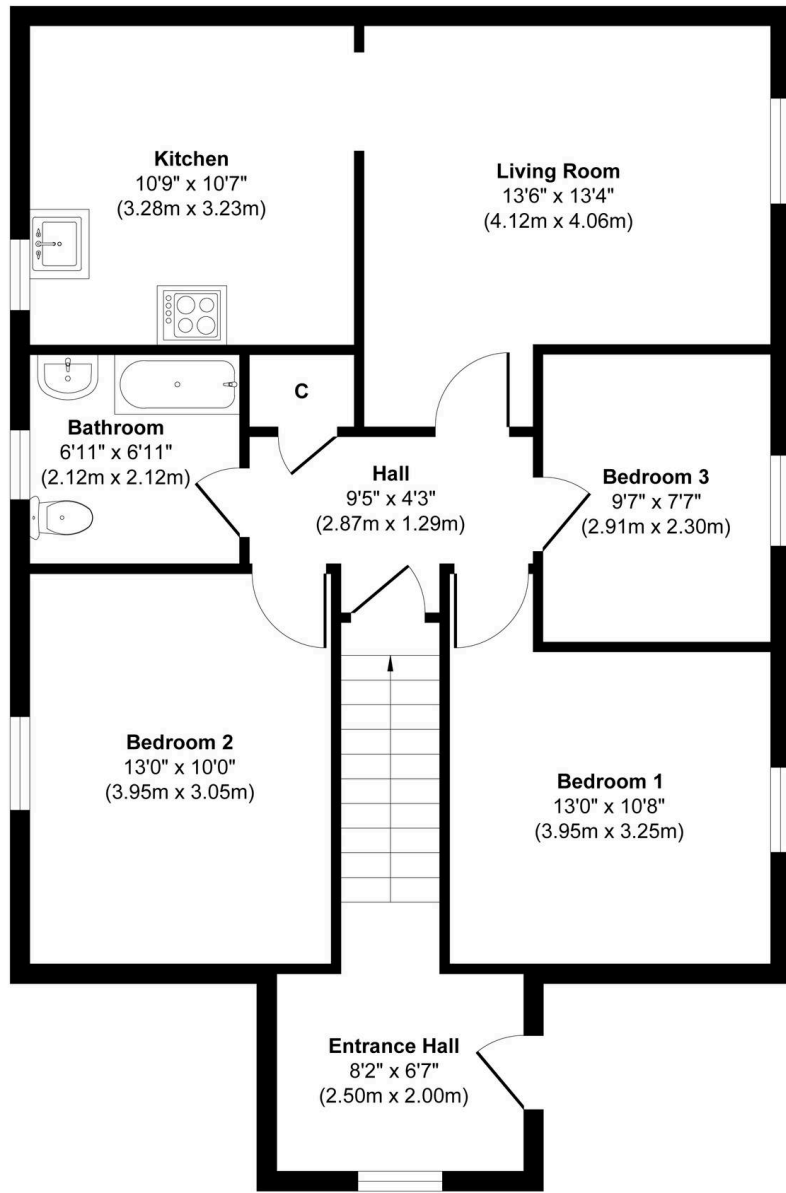
## DRIVEWAY

1 Parking Space

The front driveway offers space for one vehicle and is secured by gates that can be closed for added privacy. A side wooden gate provides convenient access to the rear garden, making it easy to move between the front and back of the property.



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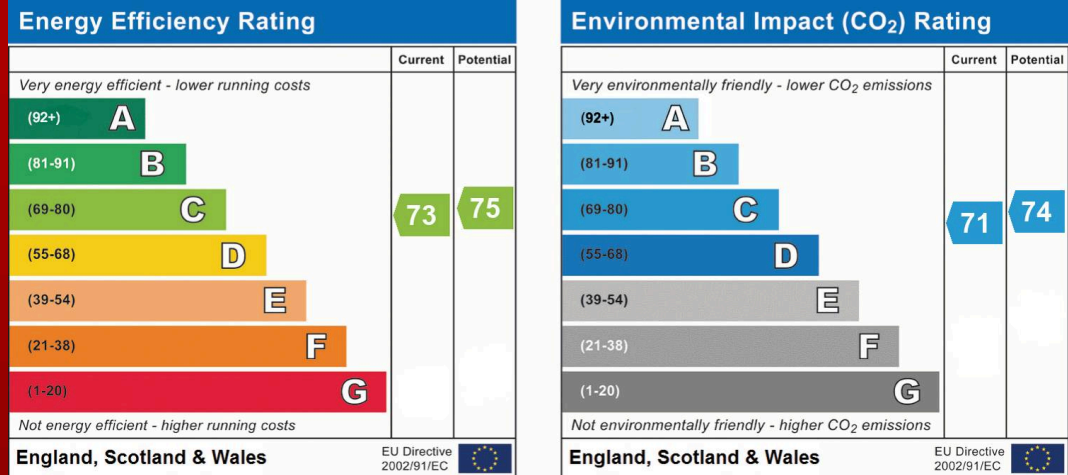


Floor Plan

Approx. Gross Internal Floor Area 823 sq. ft / 76.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







## Re/max Estates

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