



Offers Over £269,000

Postcode: EH21 6SQ

Bedrooms: 3

Council Tax: Band E

Beautiful, well-proportioned, semi-detached villa

The rung this well-proportioned semi-detached villa occupies on the property ladder is one that many will want to be on: first time buyers looking to get well off the ground; those needing family-sized accommodation, so ready to move on up; or the more mature owner downsizing, but still wanting to have sufficient space to accommodate an overnight stay for (young or grown-up) family members.

A welcoming hall accesses the lounge, kitchen or upstairs. The lounge is south-facing and its natural brightness emphasises the generous dimensions. The kitchen has plenty of room in which to work culinary magic. The dining room is as generous as the lounge and lies off that room. Eating and relaxing are kept separate by folding doors. A handy serving hatch provides retro chic. Upstairs, there are two very comfortable double bedrooms, both with fitted wardrobes; a good-sized single bedroom; and a fresh, bright bathroom.

Outside, there are easily maintained gardens to front and rear. The garage will accommodate a car, but is perhaps more likely to serve as a man-cave, particularly where the driveway can take up to five cars.

Double glazing and gas central heating keep the house cosy. The windows are set in attractive wooden frames. The heating can be controlled remotely. The current owners have had cavity wall insulation installed. The property has been very well maintained and is in attractive decorative order throughout.

The property is handily located for all local amenities. Convenience stores are within walking distance. A short drive will take you to large superstores. Kinnaird Park, with its range of major retail outlets, restaurants and Odeon Cinema, is also close by.

Edinburgh itself is easily reached by car, but the property is less than a minutes' walk from a bus stop with a regular service to and from the city centre. Two primary schools are within walking distance and Musselburgh Grammar is easily reachable. Musselburgh's sporting facilities, including the historic links, are nearby.



54 Stoneyhill Drive, Musselburgh

Accommodation

- **Hall:** Patterned glazed inserts mean that this area is naturally bright during the day. There is plenty of space to greet guests, who can be shown into the lounge. Ahead is the kitchen, while the staircase leads to the upper floor. There is a cupboard under the stairs, housing the RCD consumer unit, as well as being handy for hoovers. The burglar alarm control panel is beside the cupboard door. Fitted shelves are perfect for car keys or post.
- **Lounge:** This is a very comfortable formal sitting area, easily taking a three-piece suite. A gas fire with glowing pebble effect and a marble hearth serves as an attractive focal point. The triple formation window makes the room particularly bright and sunny for a large part of the day. Folding double doors open to the dining room.
- **Dining Room:** Family meals won't feel crowded here. There is plenty of space for a full-sized dining table and six will eat in comfort round it. A sliding glass door not just opens to the back garden, but offers a view of it – and the trees beyond that form a very attractive backdrop. The old ways have their advantages – and the serving hatch proves that point exactly with a minimum of fuss (and risk of reaching for the carpet cleaner).
- **Kitchen:** The business side of the hatch is a well-appointed room, with more than enough space for the resident chef. There are attractive high and low level units, providing excellent storage space and good worktop areas. All the kitchen appliances are included in the price. The wall-mounted utensil hooks mean that pots and pans are always within immediate and easy reach. The hob is set below a chrome backplate and an extractor hood that combines function with style. What won't go in the dishwasher can be cleaned in the stainless steel sink and will drip dry on the drainer. There's excellent natural light. There is a ceiling-mounted fluorescent light while the wall units are underlit.
- **Bedroom 1:** Front-facing, cosy and bright, courtesy of the triple formation window. Superb storage is provided by the triple fitted wardrobe that has "his and hers" hanging space and an abundance of shelves. For later in the day, there are three recessed ceiling spots and, when bedtime comes, there are two wall-mounted reading lights.
- **Bedroom 2:** Another generous double room, and with the space and storage credentials to be the "master" as you, the buyer, see fit. The storage comes in the form of a fitted wardrobe with a floor to ceiling mirror fronted door and adjacent cupboard. Another triple formation window looks down and over the back garden.
- **Bedroom 3/Study:** The front-facing location will mean that the homeworker reaps the benefits of plenty of natural light. Currently used as workspace, but its original purpose of nursery or small bedroom remains relevant. The cupboard provides excellent storage.
- **Bathroom:** The suite comprises a bath, with mixer shower over; pedestal wash-hand basin with mixer tap; and close-couple WC. The ladder heated towel rail and wall heater mean that getting out of the bath or shower won't be too discomforting!
- **Attic:** Accessed by a ladder and part-floored, this provides excellent storage and houses the two-year-old Worcester Bosch boiler.
- **Garage:** Built when cars (and many of us) were slimmer, but still capable of undercover vehicle storage for those who wish or require that. Most will see the potential for external storage or workshop space. Houses the freezer and tumble dryer, which are also included in the price. The driveway can take four, if not five, cars.
- **Gardens:** Easily maintained with plenty of attractive features.

Features

There is gas-fired central heating, full double-glazing, cavity wall insulation and attic insulation. White goods are included in the price, including those in the garage.

Viewing

Viewing is by appointment with the selling agents. A video tour is available online.

