

# CHAMPVRAIE

PROPERTY

45 Stoneybank Gardens South, Musselburgh, EH21 6NA



OFFERS OVER  
**£142,500**

[WWW.CHAMPVRAIE.CO.UK/45STONEYBANK](http://WWW.CHAMPVRAIE.CO.UK/45STONEYBANK)



## WELCOME TO 45 STONEYBANK GARDENS SOUTH

Introducing 45 Stoneybank Gardens South, Musselburgh – a beautifully presented one-bedroom ground floor apartment offering a perfect combination of comfort, space, and outdoor living. Ideally suited to first-time buyers, downsizers, or investors, this property presents an excellent opportunity to secure a stylish and well-located home.

The apartment comprises a spacious double bedroom, a modern bathroom, and a generously proportioned living room that creates a welcoming and versatile space for relaxing or entertaining. The contemporary fitted kitchen is finished to a high standard, offering ample storage and worktop space for everyday convenience.

One of the standout features of this property is the large private garden and patio area—an ideal setting for outdoor dining, gardening, or simply enjoying the fresh air in your own peaceful retreat. This rare outdoor space adds significant appeal to the property, setting it apart from many others in the area.

Additional benefits include gas central heating, ensuring warmth and efficiency throughout the year, as well as a private allocated parking space for added convenience.

Located in a quiet, well-maintained development, 45 Stoneybank Gardens South is just a short distance from Musselburgh town centre, with its excellent range of local shops, cafes, schools, and transport links to Edinburgh and East Lothian.

Offered at offers over £142,500, this ground floor apartment represents outstanding value in a desirable residential area. Whether you're looking to get on the property ladder, downsize, or invest in a rental opportunity, this charming home has a lot to offer. Early viewing is highly recommended to appreciate the space, setting, and potential of this lovely property.



## LOCATION

**Musselburgh**, a charming town on the east coast of Scotland, is a place where history meets modern convenience, making it an ideal spot to call home. Located just a short hop from Edinburgh, Musselburgh offers the perfect blend of peaceful coastal living with easy access to Scotland's vibrant capital city.

One of the town's standout features is its rich golfing heritage, with the Musselburgh Old Links being one of the oldest golf courses in the world. Golf enthusiasts will relish the opportunity to play on this historic course, which dates back to the early 16th century and is still in active use today. Beyond golf, Musselburgh's beautiful beach, links and lagoons provide a tranquil retreat, perfect for seaside walks, picnics, or simply soaking up the stunning coastal views.

Transport links to Edinburgh are a breeze, with regular train services and bus routes that make commuting or exploring the city easy and quick. Musselburgh and Newcraighall train services run regularly. This makes Musselburgh a sought-after location for those who work or study in Edinburgh, offering the benefits of a quieter, more relaxed lifestyle without sacrificing the excitement and amenities of the capital.

For families, Musselburgh has a strong reputation for excellent schools, ensuring your children get the best education without having to travel far. The town boasts a variety of local shops, ranging from independent boutiques to larger supermarkets, providing all your everyday essentials right at your doorstep. Plus, a host of local amenities such as cafes, restaurants, and leisure facilities cater to a wide range of interests and ensure that there's always something to do.

Whether you're a golf lover, beach enthusiast, or someone seeking a well-connected town with a relaxed atmosphere, Musselburgh ticks all the boxes for a fantastic place to live. With its friendly community, rich heritage, and proximity to Edinburgh, it's a hidden gem waiting to be discovered!







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## FEATURES

### SERVICES

Mains water, electricity and drainage supply.

Gas central heating.

TENURE : FREEHOLD

EPC RATING : C

COUNCIL TAX : B





## LOUNGE





## BEDROOM 1





## KITCHEN





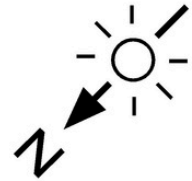
Garden



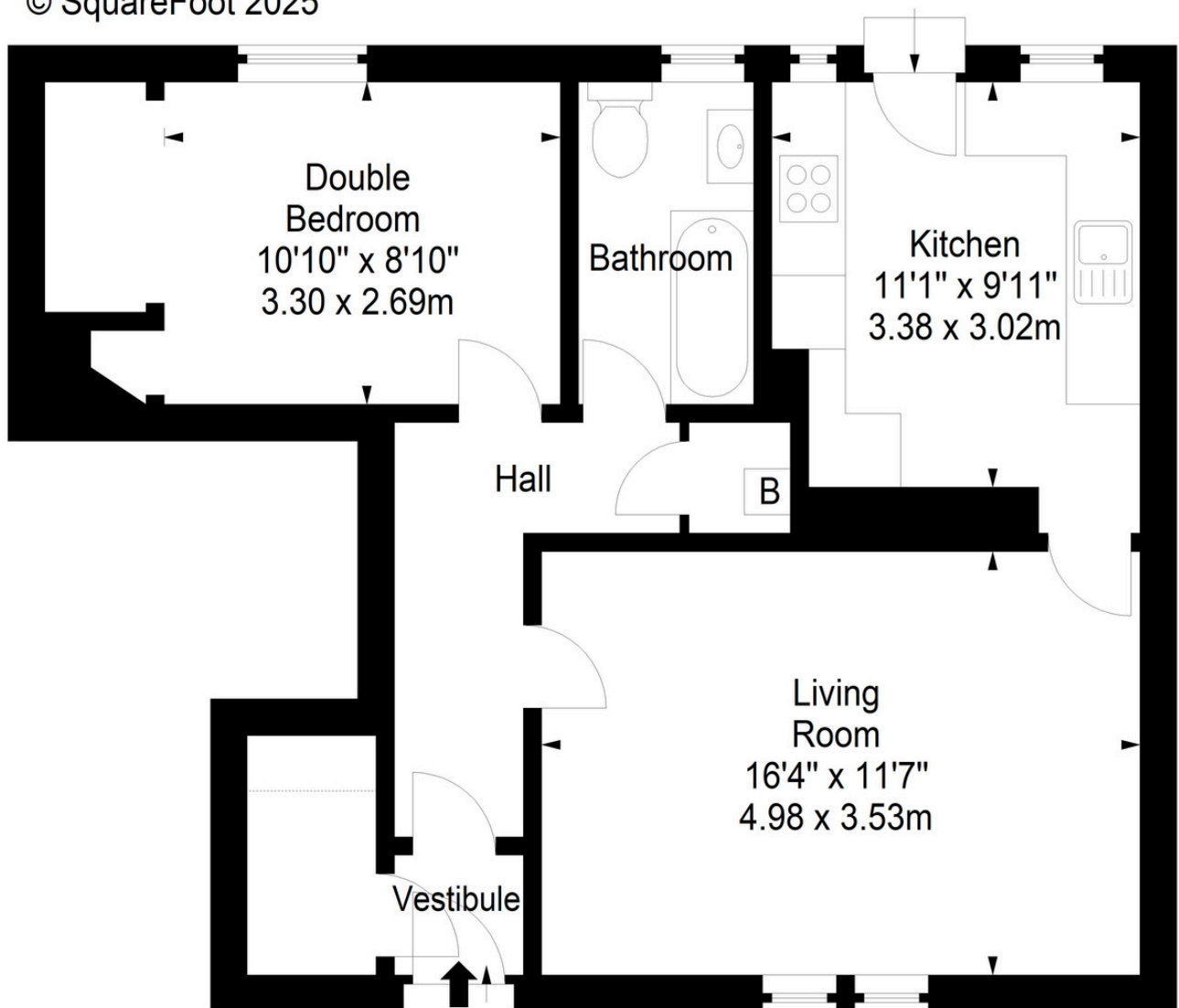


## FLOOR PLAN

### Stoneybank Gardens South, Musselburgh, EH21 6NA



Approx. Gross Internal Area  
600 Sq Ft - 55.74 Sq M  
For identification only. Not to scale.  
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Ground Floor



# GET IN TOUCH

Information for interest parties;

## Viewings

To arrange a viewing you must contact Champvraie Property at **Bradley@champvraie.co.uk** or telephone **0131 603 4476**

## Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.



**CHAMPVRAIE LTD**

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