



**40 Stoneybank Crescent**  
Musselburgh, EH21 6HL

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# *"40 Stoneybank Crescent represents a fantastic opportunity to acquire a versatile home in a highly sought-after location"*

- ENTRANCE HALL
- STAIRWAY
- HALLWAY
- SITTING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY
- PRIVATE REAR GARDEN
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





## LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

## DESCRIPTION

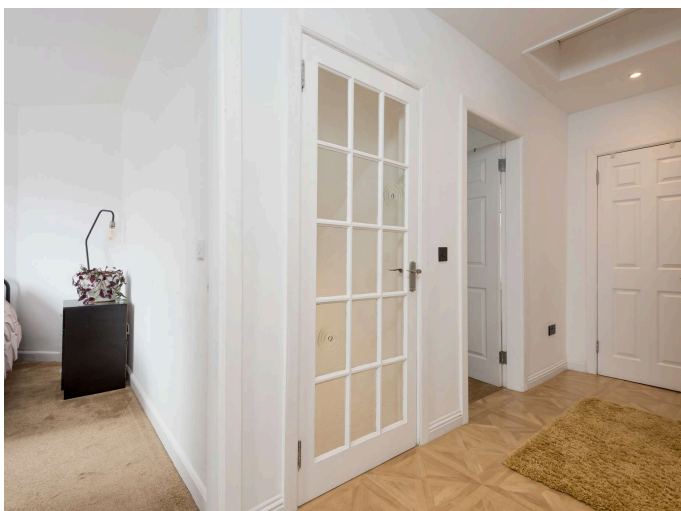
40 Stoneybank Crescent represents a fantastic opportunity to acquire a versatile home in a highly sought-after location. This attractive two bed upper villa is located in the ever-popular coastal town of Musselburgh, East Lothian. The property offers generous living accommodation arranged over one level, with a bright and spacious sitting room, well-proportioned kitchen/ dining area, two comfortable double bedrooms, and a modern bathroom with shower over the bath.

Further benefits include floored attic, gas central heating, double glazing, driveway and private enclosed rear garden.

## EPC RATING

The energy efficiency rating for this property is band C

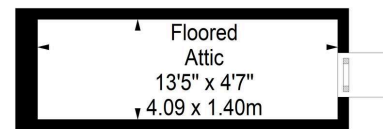
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



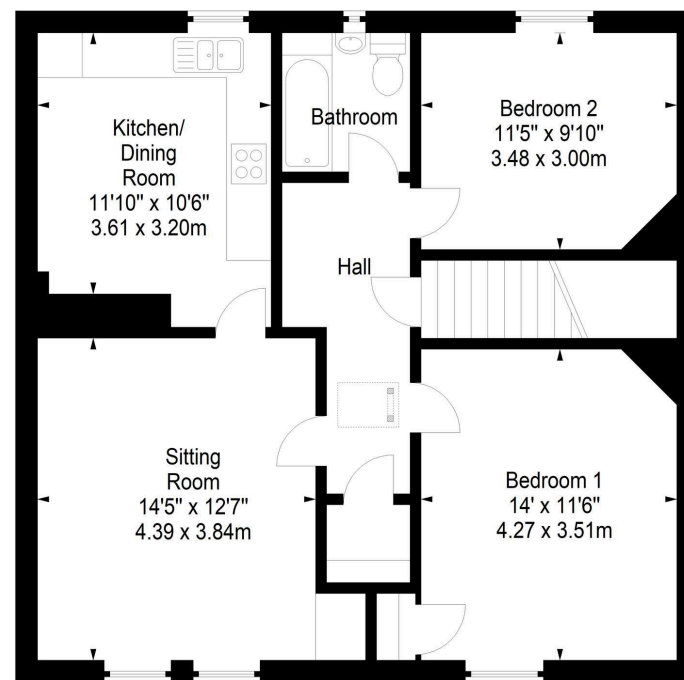
**Stoneybank Crescent,  
 Musselburgh,  
 East Lothian, EH21 6HL**



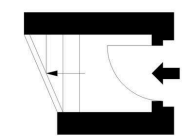
Approx. Gross Internal Area  
 838 Sq Ft - 77.85 Sq M  
 Floored Attic  
 Approx. Gross Internal Area  
 61 Sq Ft - 5.67 Sq M  
 For identification only. Not to scale.  
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Attic



First Floor



Ground Floor Entrance

266-268 Portobello High Street,  
 Edinburgh, EH15 2AT  
 T: 0131 669 2121  
 Fraser Falconer - 07825 951348  
 admin@annan.co.uk



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