

CHAMPVRAIE

PROPERTY

6F Stoneyhill Place, Musselburgh, EH21 6TQ



WELCOME TO 6F STONEYHILL PLACE, MUSSELBURGH, EH21 6TQ

Welcome to 6F Stoneyhill Place, Musselburgh, EH21 6TQ – a beautifully presented first-floor apartment offering modern, low-maintenance living in a popular residential location. Perfect for first-time buyers, professionals or investors, this attractive one-bedroom property is ready to move straight into.

The accommodation comprises a spacious double bedroom, a contemporary bathroom, and a bright open-plan living room and kitchen, creating a stylish and versatile space ideal for both relaxing and entertaining. Finished with modern décor throughout, the apartment provides a fresh and welcoming atmosphere that will appeal to a wide range of purchasers.

The fitted kitchen offers ample workspace and storage while seamlessly connecting to the generous living area, making the most of the property's layout. Electric heating ensures comfortable and efficient living throughout the year.

Externally, the property benefits from an allocated private parking space, providing added convenience and peace of mind for homeowners and visitors alike.

Situated within easy reach of Musselburgh town centre, local amenities, excellent transport links and the beautiful East Lothian coastline, this apartment combines a convenient location with contemporary comfort.

Offered for sale at offers over £125,000, 6F Stoneyhill Place represents an excellent opportunity to secure a stylish home or investment property in a highly desirable area. Early viewing is highly recommended.



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.

All electric heating

TENURE : FREEHOLD

EPC RATING : C

COUNCIL TAX : A



LIVING ROOM



BEDROOM 1



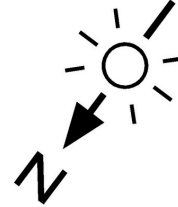
KITCHEN



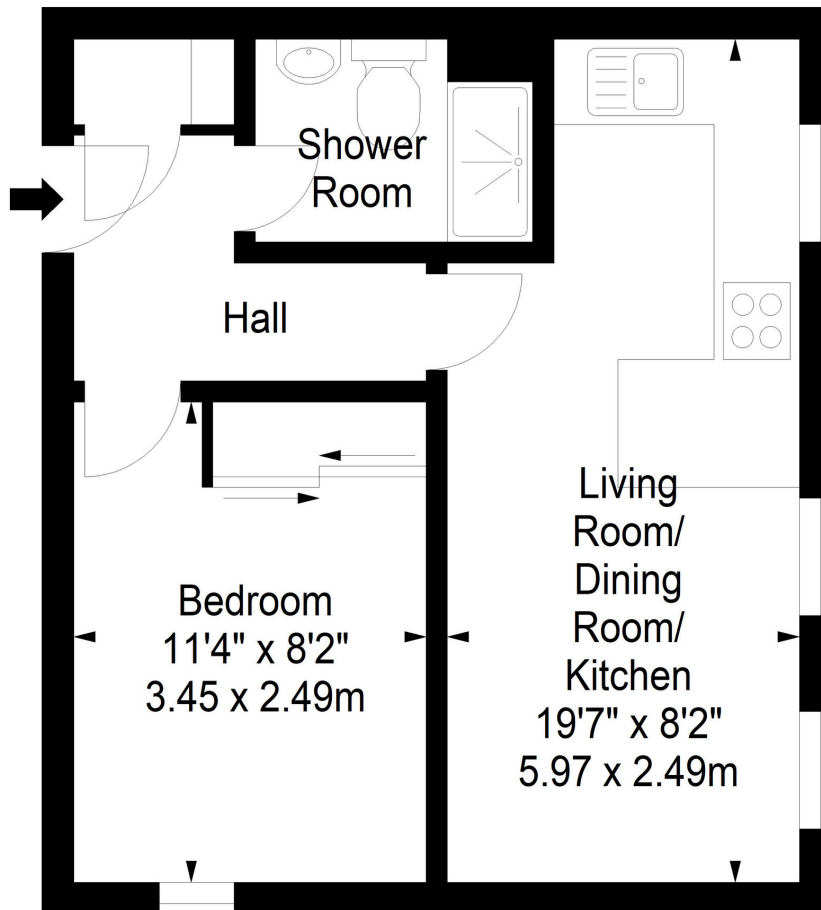
BATHROOM 1



**Stoneyhill Place,
Musselburgh,
East Lothian, EH21 6TQ**



Approx. Gross Internal Area
336 Sq Ft - 31.21 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First 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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