



Solicitors & Estate Agents










Offers Over

£215,000

57 Stoneyhill Road

Musselburgh | East Lothian | EH21 6TW

This impressive, tastefully presented end-terraced villa with private gardens, extensive driveway and large detached garage is quietly positioned forming part of a pleasant cul-de-sac in an established and sought after estate within the desirable East Lothian town of Musselburgh, conveniently placed for access to excellent amenities, reputable schooling and transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – C
-  Council Tax Band - C



Description

Offered to the market in true move-in condition, this lovely home shall undoubtedly appeal to the professionals or small families alike and merits internal viewing to be fully appreciated. Enjoying a light and stylish interior throughout, the generously proportioned accommodation comprises; entrance vestibule, attractive front-facing lounge with open plan staircase leading to the upper floor. Located to the rear is a stylish kitchen with door leading to the back garden. Fitted with a range of sleek grey wall and base units with built-in electric hob, separate eye-level integrated microwave and electric oven. There are two spacious double bedrooms, with the larger of the two benefiting from fitted wardrobes. Lastly the contemporary bathroom comprises of a modern three piece suite with shower attachment. In addition, there is a fully floored attic with light, accessed via Ramsay ladders providing excellent additional storage provisions and further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in electric hob and hood, integrated microwave and oven. The free standing fridge freezer shall also be included.

Gardens, driveway & garage

There is an extensive monoblock driveway to the front and side of the property providing multi-vehicle off-street parking. Located to the rear is a large detached single garage with power & light. The rear garden also benefits from a paved patio and area of artificial lawn.

Viewing

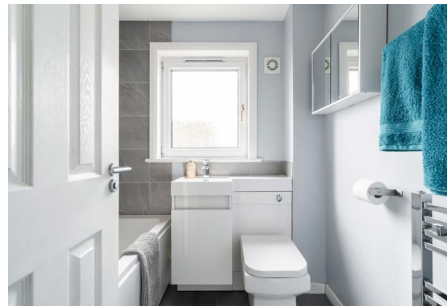
By appointment with Neilsons on 0131 625 2222.





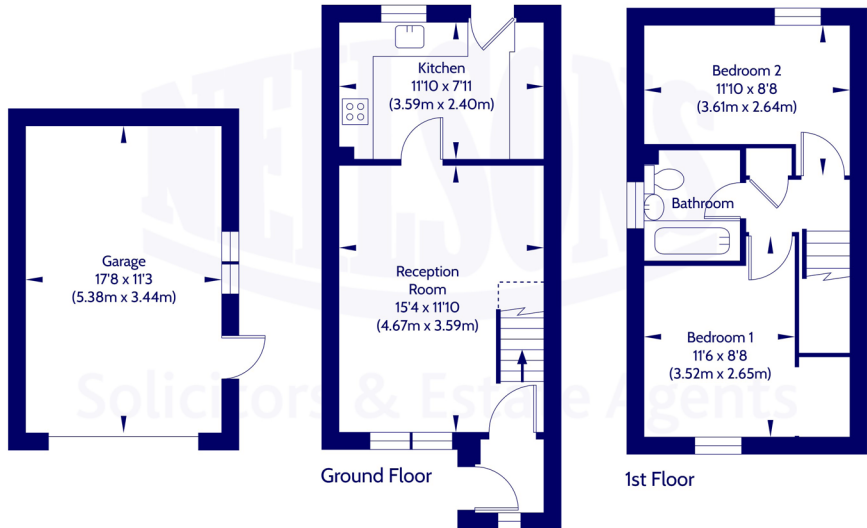
Location

Musselburgh is a historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Race Course. Campie Primary school is also within catchment area. There are frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station is within easy reach providing access to the North and South.





Approx. Gross Internal Floor Area 54 Sq M / 577 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

