



Offers Over

£235,000

5 Stoneyhill Steading

Musselburgh | East Lothian | EH21 6UP

This spacious, well presented terraced property forming part of an attractive, converted steading development, is quietly placed to take advantage of fantastic local amenities, transport links and lovely scenic walks. The property would appeal to a wide variety of buyers and internal viewing is highly recommended to be fully appreciated. Rarely available to the market!

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Allocated parking space
-  Communal gardens
-  EPC rating – C
-  Council tax band - D



Description

In brief the accommodation comprises; welcoming entrance hallway, fantastic sized reception room open plan to spacious dining area with door providing direct access to the communal gardens, modern fitted kitchen pleasantly overlooking the courtyard, generous sized principal bedroom with fitted storage, second well proportioned bedroom and stylish bathroom with three-piece suite and shower over bath.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, integrated fridge, integrated freezer and washing machine.

Gardens & Parking

A real feature of this property is the beautifully maintained communal garden grounds which can be found to the front and rear of the property. There is an allocated parking space within the development and a fee of approximately £20 is payable to the residents association for the upkeep of the communal areas.

Viewing

By appointment through Neilsons (0131 625 2222).



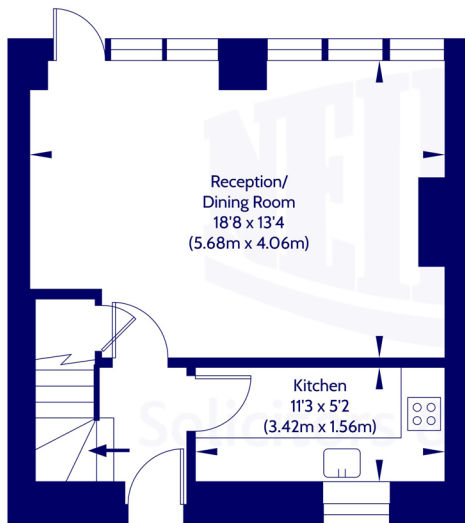


Location

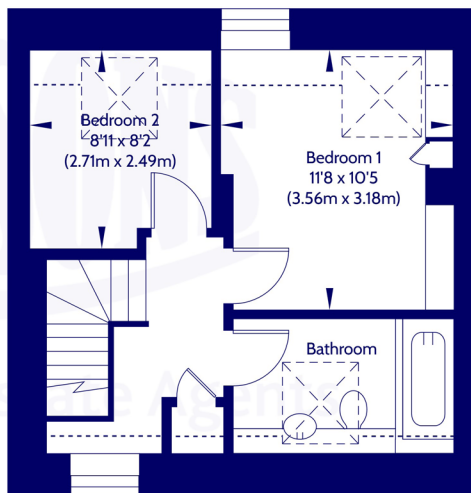
Musselburgh is an historic, coastal town in East Lothian, located to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes and bars. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. The property is within a short distance of the Promenade and Fisherrow Harbour, providing delightful walks together with a variety of sporting facilities. Musselburgh is renowned for its famous golf course, and the area provides a local leisure centre, swimming pool and of course, Musselburgh Race Course. The popular seaside town of Portobello is within easy reach, and frequent public transport runs to Edinburgh City Centre and surrounding areas. Musselburgh Railway Station is just a short walk/cycle providing access to the North and South.



Approx. Gross Internal Floor Area 62 Sq M / 669 Sq Ft.



Ground Floor



1st Floor

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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