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**35 Stoneybank Drive, Musselburgh, EH21 6TB**





This immaculately presented semi-detached home offers turnkey accommodation within an established and highly sought-after residential area of Musselburgh. Built around 1980, the property is located in a quiet and popular neighbourhood with a range of local amenities close by.

The accommodation extends to approximately 65m<sup>2</sup> and includes two spacious double bedrooms, making it an ideal choice for first-time buyers, downsizers, or small families. Finished to an exceptional standard throughout, the home is truly move-in ready.

Externally, the property benefits from private gardens to both the front and rear, with the rear garden also featuring a detached outbuilding, perfect for storage, a workshop, or potential hobby space. There is also off-street parking to the side, providing convenient private access.

Excellent schooling options are available nearby, making this an attractive location for families. Musselburgh is also well placed for commuters, offering superb transport links and close proximity to Edinburgh, allowing easy access to the city while enjoying the charm of this desirable town setting.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Living room
- \* Breakfasting kitchen

### FIRST FLOOR

- \* Upper landing
- \* Two spacious double bedrooms
- \* Family bathroom

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private enclosed garden grounds
- \* Driveway providing ample parking
- \* Composite front and rear doors installed in 2024

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Approximate Gross Internal Area = 65.0 sq m / 700 sq ft

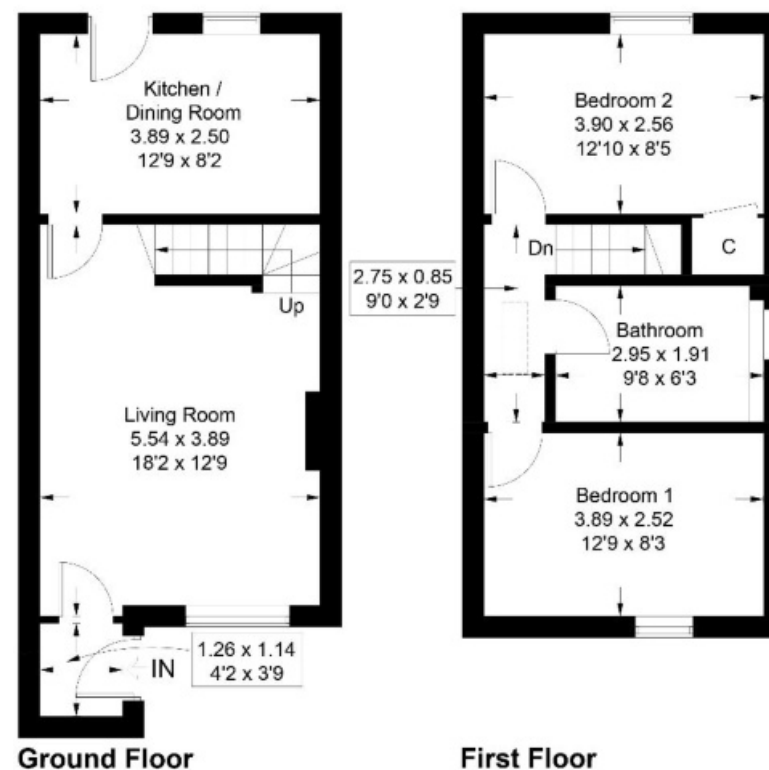


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1276591)

### Situation

The historic coastal town of Musselburgh in East Lothian offers an appealing blend of local amenities, green spaces, and excellent transport links, situated a mere 8 miles from the Capital. The town retains its traditional seaside charm, with scenic coastal paths, the picturesque River Esk, and famous Musselburgh Racecourse, all close at hand. A wide range of shops, cafés, and everyday services are easily accessible, while families benefit from well-regarded schools in both state and private sector, and an abundance of leisure facilities. Commuters enjoy frequent bus and rail services providing swift connections to Edinburgh and surrounding areas. Combining coastal living, rich heritage, and outstanding connectivity, Musselburgh continues to be a highly sought-after place to live.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

Band C

### Council Tax

Band D

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Interested in this property?  
**Tranent**  
**Call 01875 611211**

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.