

Tranent
Call 01875 611211

Offers Over £230,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS
WWW.CULLENKILSHAW.COM



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 65m² 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

35 Stoneybank Drive, Musselburgh, EH21 6TB

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

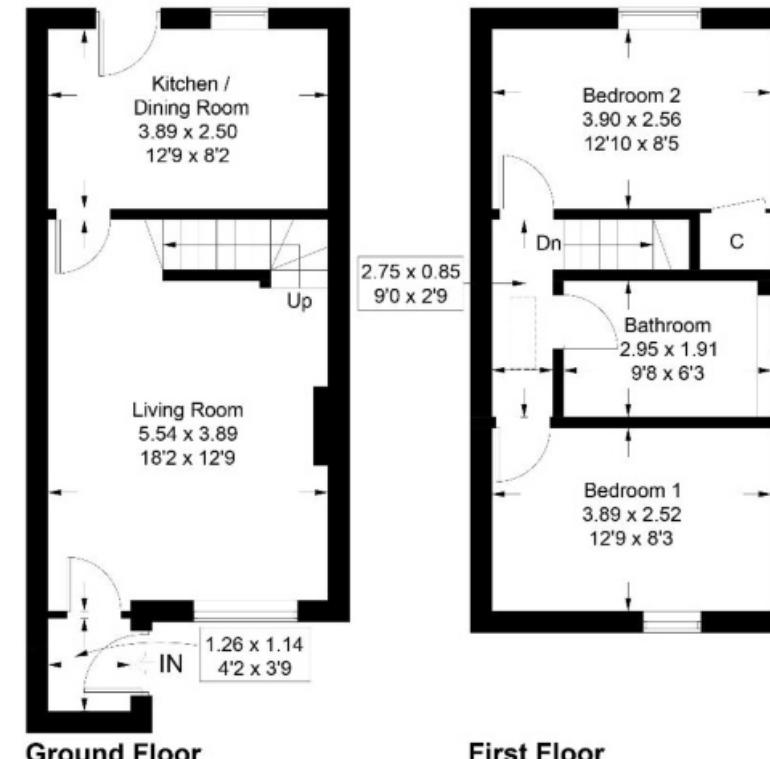


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1276591)

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

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867
Tranent, Tel 01875 611211



Full members of:

