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33 Stoneybank Cout,

Musselburgh, EH21 6TP



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FREEHOLD

Description

An excellent opportunity has arisen to acquire this well presented 3-bed semi-detached family home, quietly located in a popular and established residential area of Musselburgh, East Lothian, close to the railway station and Queen Margaret University. The property is offered to the market in excellent condition and the accommodation comprises a hallway, living room, a modern fitted kitchen/dining room which gives access to the conservatory. A carpeted staircase leads to the upper landing which gives access to three bedrooms and a contemporary bathroom with white suite with glass screen and mains operated shower over the bath. The property further benefits from gas central heating, double glazing, good storage facilities, private gardens to the front, side and rear with driveway to the front. This property will make a superb family home and viewing is highly recommended.

Location

Musselburgh, known as "The Honest Toun," is a charming coastal town on the Firth of Forth, just six miles east of Edinburgh. It offers a mix of local shops and well-known national retailers, including banks, building societies, post offices, a large supermarket in the town centre, and several smaller supermarkets on the outskirts. The town boasts a variety of recreational amenities such as restaurants, a library, the Brunton Theatre, a sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour, and scenic riverside walks along the River Esk. Well-connected by frequent bus routes and regular rail services from the station on the town's southern edge, Musselburgh provides easy commuter access to central Edinburgh.

Extras

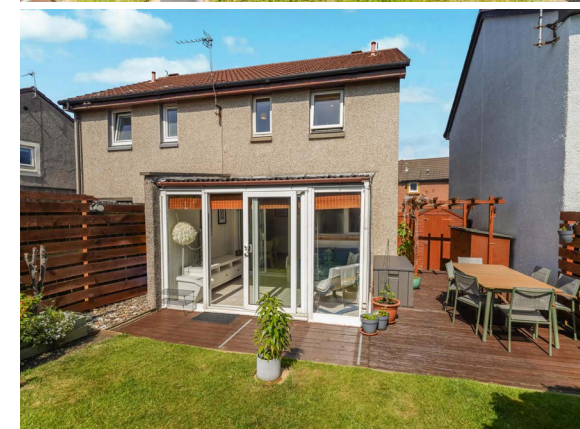
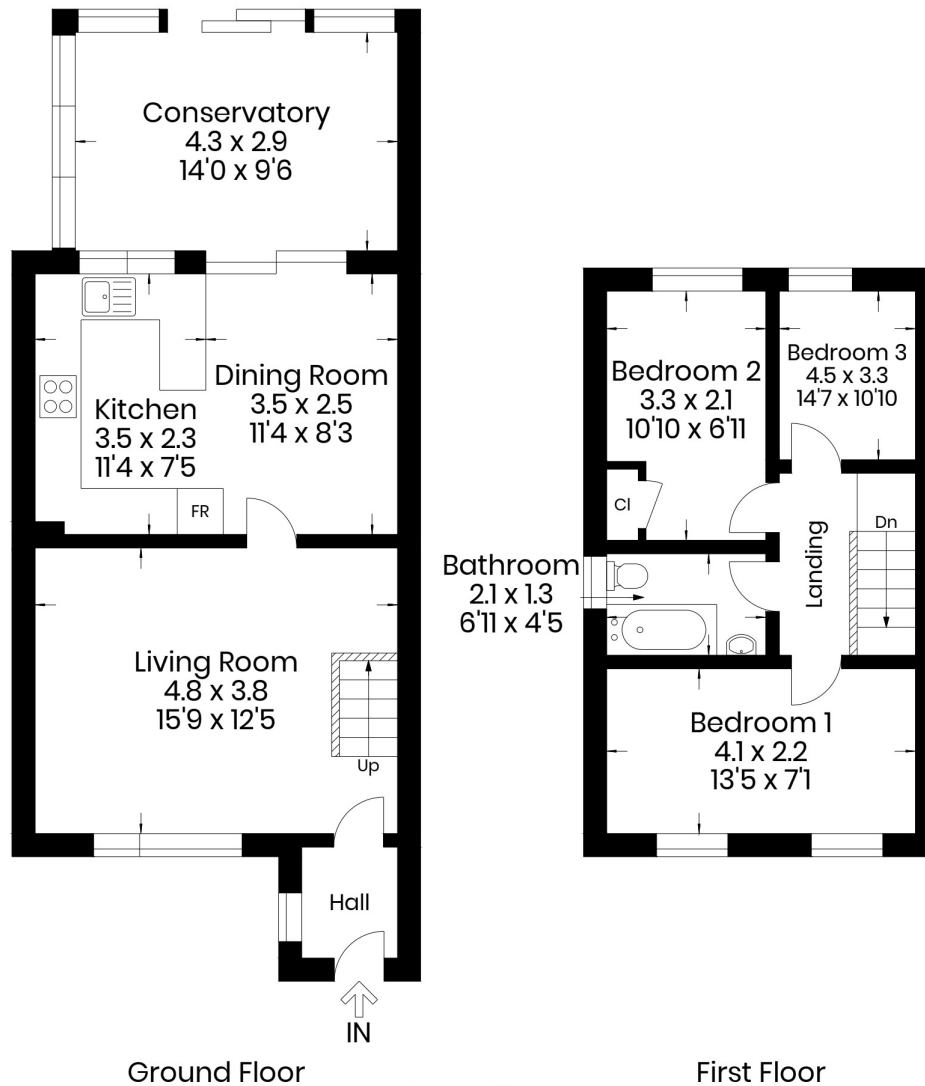
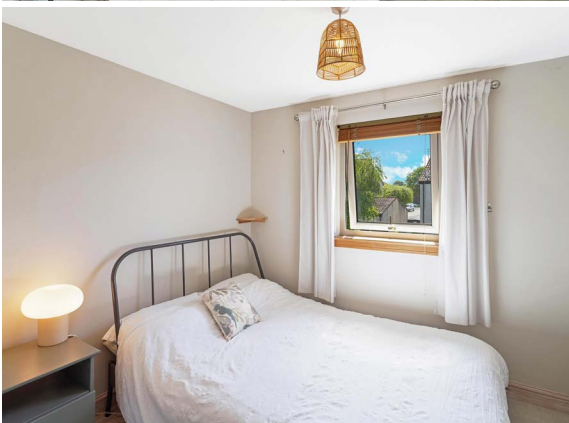
All fitted floor coverings. No warrants or guarantees will be given for appliances.

Features

- Entrance hall
- Double glazing
- Living room
- Private gardens
- Kitchen/Dining room
- Driveway
- Conservatory
- Council Tax Band – D
- Upper landing
- EPC - C
- 3 bedrooms
- 1 bathroom
- Gas central heating







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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