

COULTERS[©]

15 STONEYHILL RISE

MUSSELBURGH, EAST LoTHIAN, EH21 6UH

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within a peaceful residential setting in the ever-popular coastal town of Musselburgh, 15 Stoneyhill Rise is a spacious and well-presented three-bedroom terraced house, ideally positioned for access to a superb range of local amenities, the bustling High Street, picturesque River Esk, Musselburgh Promenade and Edinburgh City Centre.

Offering bright and versatile accommodation arranged over two floors, the property is ideally suited to modern family living and further benefits from excellent storage throughout, a fully enclosed rear garden and private driveway parking.

KEY FEATURES



Well presented modern terraced family home



Three bedrooms and excellent storage throughout



Private front and rear courtyard garden



Driveway parking to the front



Peacefully located close to local amenities and transport links



Bright, well proportioned accommodation



EPC Rating - C



Council Tax Band - D



The accommodation comprises a welcoming entrance vestibule with a convenient cloakroom WC, leading into a spacious hallway with useful understairs storage. The generous dual-aspect sitting room/dining room provides an appealing and versatile living space, while the well-appointed kitchen is fitted with a good range of wall and base units and integrated appliances. A door from the kitchen provides direct access to the rear garden, creating a practical connection between the indoor and outdoor spaces.

On the first floor, the spacious landing benefits from additional storage and gives access to three well-proportioned double bedrooms, two of which feature built-in wardrobes. The property also benefits from a useful floored attic, providing excellent additional storage.





THE LOCAL AREA

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian.

Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant. There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute walk away.

Edinburgh City Centre is a twenty minute car journey away whilst excellent public transport links include two train stations providing services to the City Centre, North Berwick and the Scottish Borders in addition to an efficient bus network which offers regular day and evening services.

EXTRAS

All fitted floor coverings, blinds, light fittings, gas hob, double oven, dishwasher, washing machine and the bike and bin stores are included in the sale price. The fridge/freezer is available by separate negotiation.





Stoneyhill Rise,
Musselburgh,
East Lothian, EH21 6UH



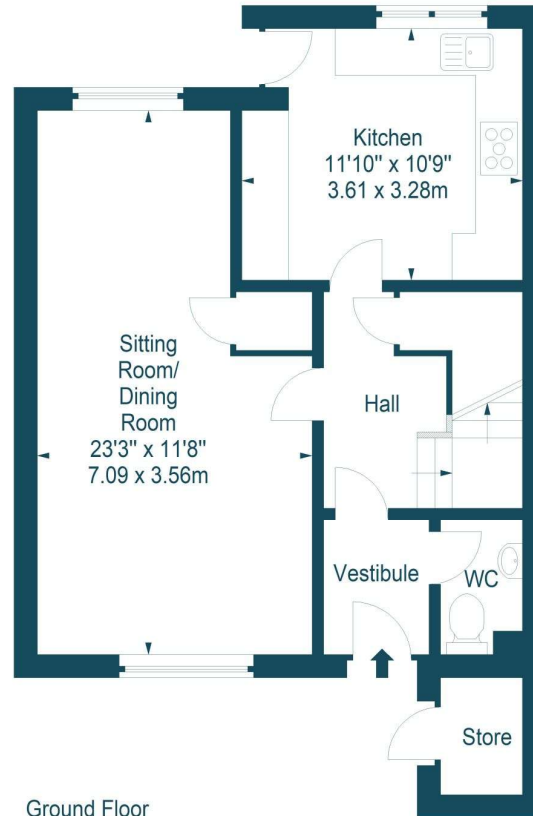
Approx. Gross Internal Area
1003 Sq Ft - 93.18 Sq M

Store

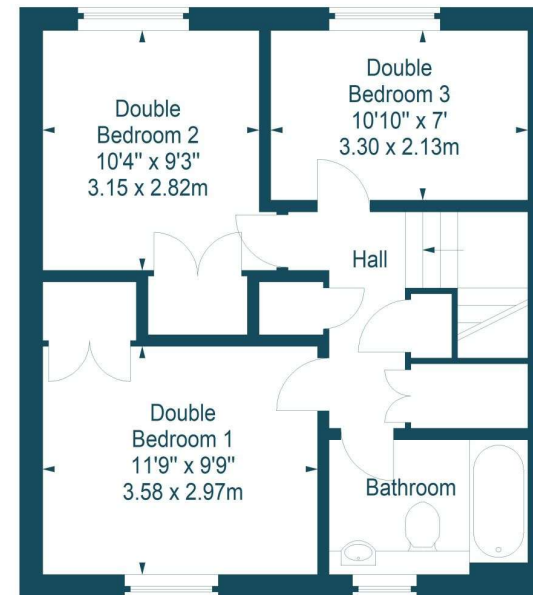
Approx. Gross Internal Area
18 Sq Ft - 1.67 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.