



4C Stoneybank Terrace  
Musselburgh, EH21 6NL

**deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



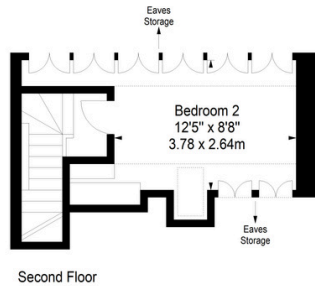
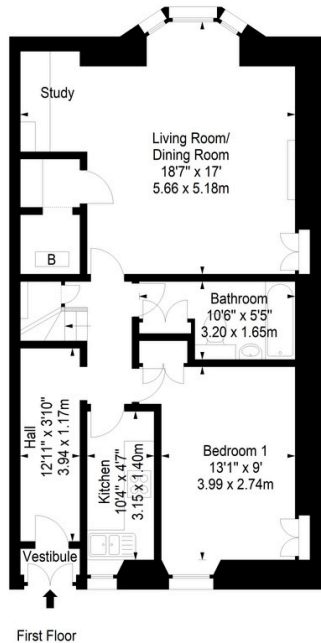
Situated in the charming coastal town of Musselburgh, this well-presented first-floor flat enjoys close proximity to a fantastic range of local amenities, including a vibrant high street with shops, bars, and restaurants. The property is ideally positioned for excellent public transport connections to the city centre and surrounding areas, with the A1 easily accessible. The accommodation comprises; a welcoming entrance hallway, spacious living room with bay windows and a feature fireplace, separate kitchen, two well-proportioned double bedrooms and a bathroom with shower over bath. Externally, the property benefits from a private section of the rear garden, as well as access to a shared drying green. The property benefits from double glazing and a new gas central heating system with a new valiant boiler that was fitted in 2022 with a HIVE thermostat along with free on-street parking available. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided. Planning permission (Ref: 25/00721/P) has been granted change sought to extend the property, full details are available from East Lothian Council Planning Portal.



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Approx. Gross Internal Area  
833 Sq Ft - 77.39 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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