

Property Details

28 Stoneybank Court, Musselburgh,
East Lothian, EH21 6TP

Offers Over **£149,000**



Property Photos

28 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP

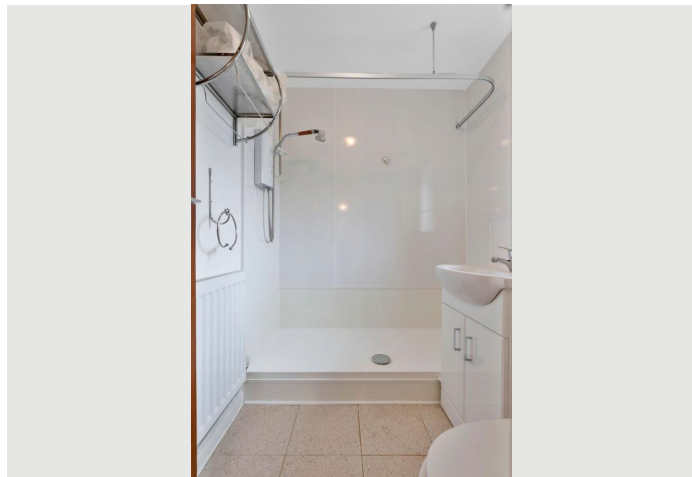


Creation Date

16/07/2026

Property Photos

28 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP

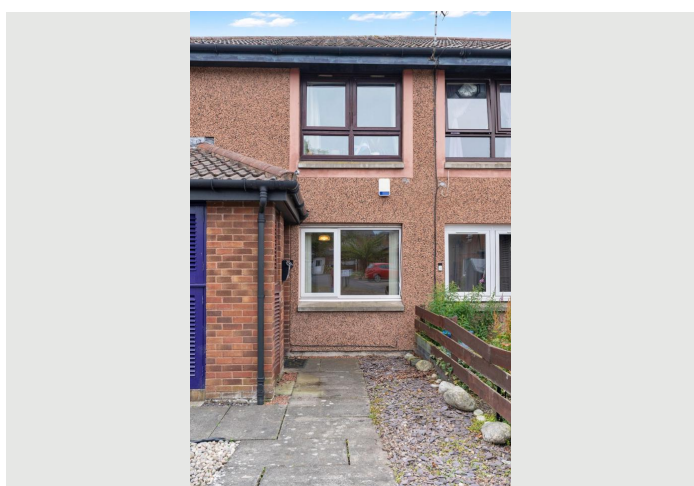
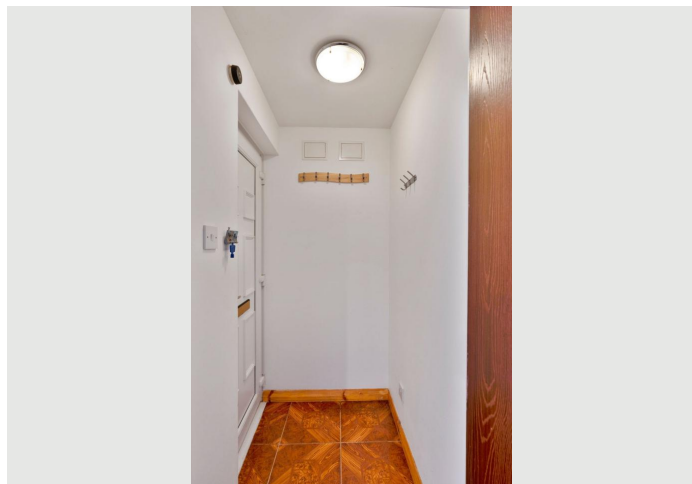


Creation Date

16/07/2026

Property Photos

28 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP

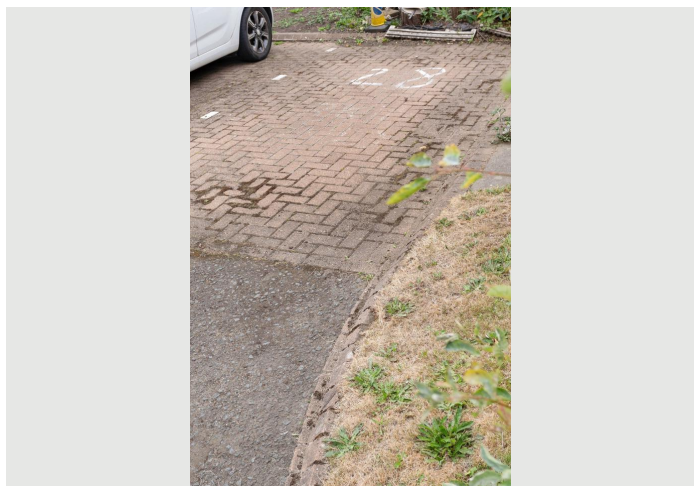
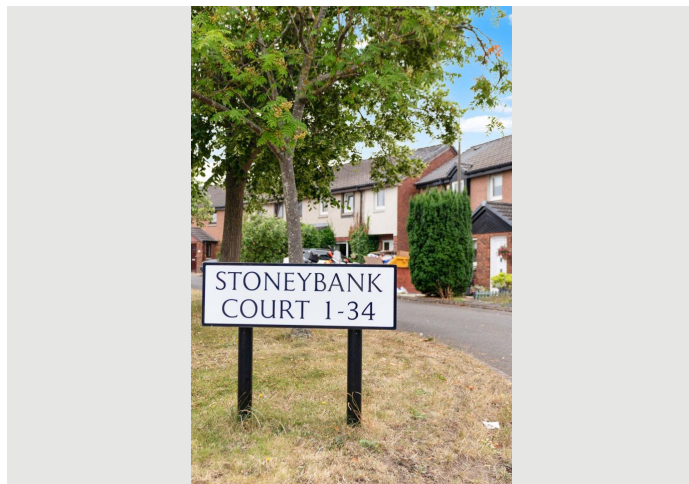
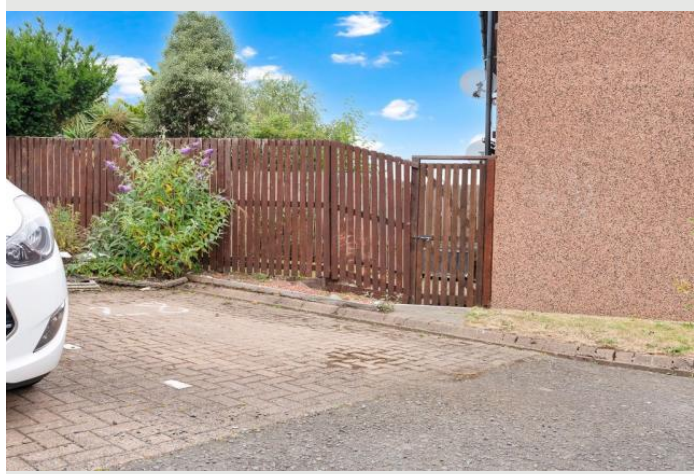


Creation Date

16/07/2026

Property Photos

28 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP



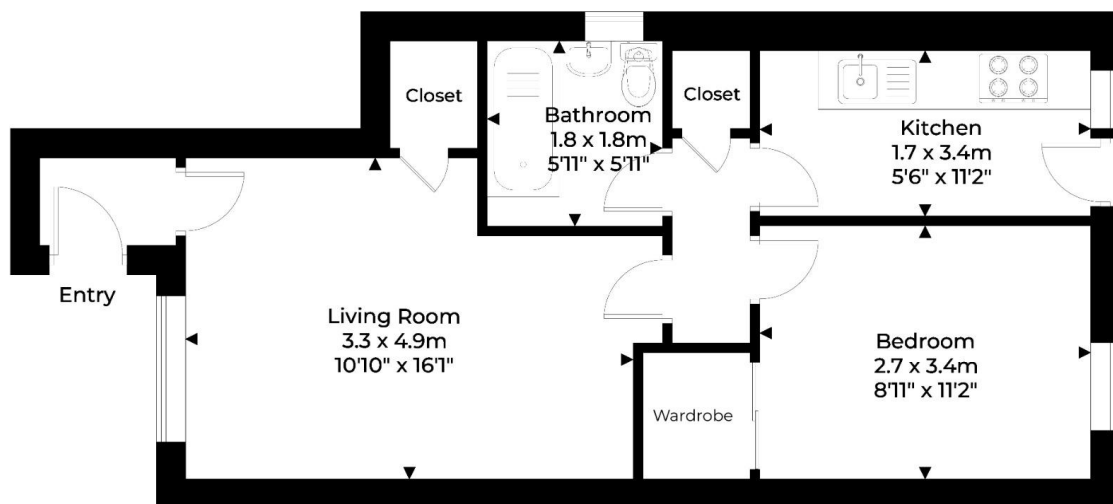
Creation Date

16/07/2026

Property Floor Plans

28 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP

28 Stoneybank Court, Musselburgh EH21 6TP
Approximate Gross Area
40 sq m / 431 sq ft



Ground Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



Creation Date

16/07/2026

Property Info

28 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP

Property Type
Flats / Apartments
Property Style
Flat
Bedrooms
1
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
431 sq ft
Agency Type
-
Parking
None
Type
Sales
Electricity
-

Property Info

28 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP

Water Supply	-
Sewerage	-
Heating	-
Broadband	-
Accessibility	-
Restrictions	-
Condition	-
Flooded In Last Five Years	No
Current Annual Ground Rent	-
Current Service Charge	-
Rent Review Period (Year)	-

Property Info

28 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Offers Over
Price
£149,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

28 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP

Feature 1

One-bedroom Lower Villa

Feature 2

Private Outdoor Space And Allocated Parking

Feature 3

Quiet Cul-de-sac

Feature 4

Gas Central Heating

Feature 5

Double Glazing Throughout

Feature 6

Private Rear Garden

Property Description

28 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP

28 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP

Watermans are delighted to present this spacious one-bedroom lower villa, set within a quiet cul-de-sac in the highly sought-after town of Musselburgh. Beautifully presented in move-in condition, this modern home offers generous accommodation, private outdoor space and allocated parking, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors.

The property is entered via its own main door into a welcoming entrance porch, which provides useful external storage before leading into the bright and spacious lounge. Finished in neutral dcor with tiled flooring, the lounge benefits from a large built-in storage cupboard and a generous front-facing window that fills the room with natural light.

A central hallway, complete with two additional storage cupboards, provides access to the remaining accommodation. The well-proportioned double bedroom enjoys a peaceful outlook over the rear garden and features mirrored fitted wardrobes, offering excellent storage. The contemporary shower room comprises a large walk-in shower, wash hand basin set within a stylish vanity unit, separate WC and a side-facing window providing natural light and ventilation.

The kitchen is fitted with a range of wall and base units complemented by laminate worktops and includes a freestanding cooker, washing machine and fridge freezer. A rear door leads directly to the private enclosed garden, creating an excellent space for outdoor dining and relaxation.

Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys a generous private rear garden, laid to both patio and lawn, together with a garden shed which is included in the sale. A further area of lawn to the side also forms part of the property, while an allocated parking space adds further convenience. To the front, there is a small private garden and additional external storage

Creation Date

16/07/2026

Property Description

28 Stoneybank Court, Musselburgh, East Lothian, EH21 6TP

within the entrance porch.

Offering spacious accommodation, excellent storage and private outdoor space in a desirable residential location, this attractive home represents an excellent opportunity to acquire a well-maintained property close to Musselburgh's excellent local amenities, transport links and scenic coastline.

Area – Musselburgh, East Lothian

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

Viewings by appointment only. Call Neil 7 days on 0131 547 7075

Offers over 149,000

No warranties on the appliances.

Creation Date

16/07/2026