

# 84 Stoneyhill Road

MUSSELBURGH, EAST LOTHIAN, EH21 6TW



*THREE BEDROOM  
TERRACED HOUSE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser Legal are delighted to present this charming 3-bedroom terraced house nestled within the picturesque town of Musselburgh, it offers an ideal blend of contemporary comfort and traditional appeal. The property boasts a thoughtfully designed extension, providing extra living space that enhances the overall functionality of the home.



Upon entering, you are greeted by a warm and inviting ambiance that carries throughout the house. The spacious living room features large windows that flood the space with natural light, creating an airy and welcoming atmosphere. The modern kitchen is complete with sleek counter-tops and ample storage.



# The Kitchen





BEDROOM 3





Ascending the staircase, you'll discover two well-appointed bedrooms, each offering a comfortable retreat for relaxation. The master bedroom exudes tranquillity, with its generous proportions and a large window. The remaining bedrooms are equally spacious and versatile, accommodating various lifestyle needs, from a guest room to a children's bedroom or a hobby space/office.



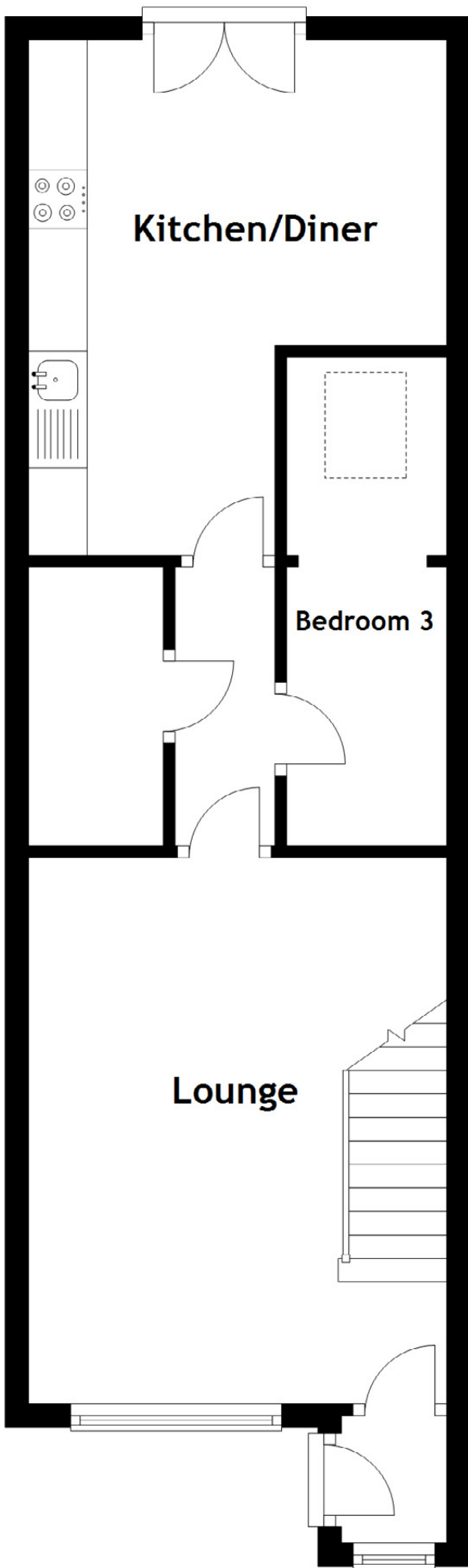


**Bedroom 2**



# The Bathroom



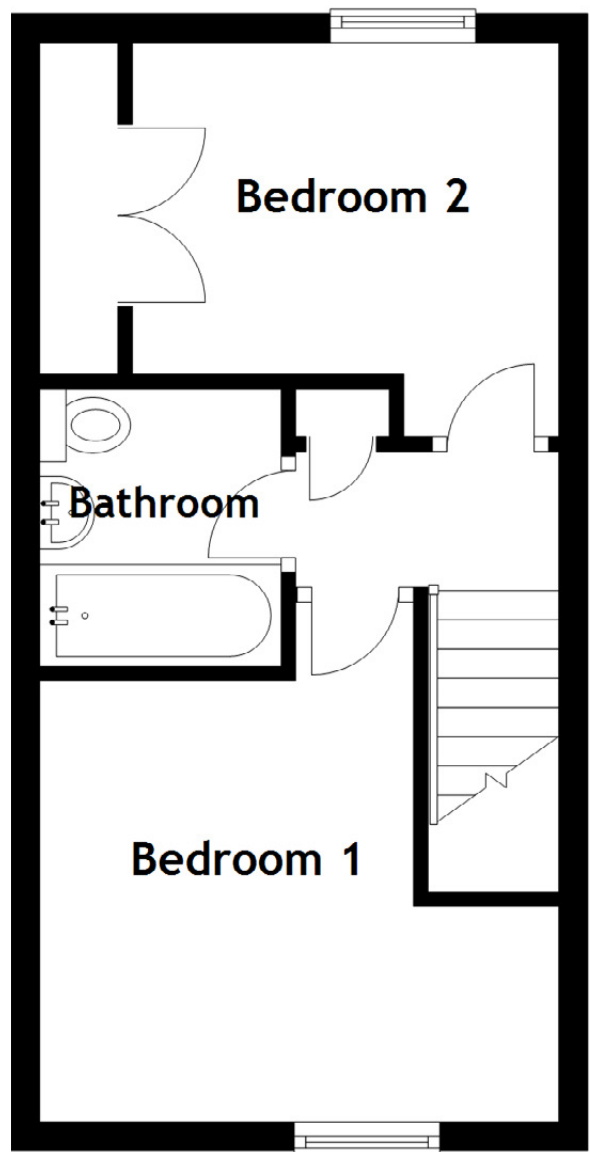


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.67m (15'4") x 3.57m (11'8")
Kitchen/Diner	4.41m (14'5") x 3.42m (11'3")
Bedroom 1	3.58m (11'9") x 3.50m (11'6")
Bedroom 2	2.93m (9'7") x 2.71m (8'11")
Bedroom 3	4.11m (13'6") x 1.54m (5')
Bathroom	1.91m (6'3") x 1.66m (5'5")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>

EPC Rating: C





The property's outdoor space is well-maintained garden that invites outdoor gatherings. The private garden area offers a sanctuary to unwind.

In summary, this 3-bedroom terraced house with its tasteful extension presents an opportunity to own a harmonious blend of classic architecture and contemporary living. With its spacious layout, modern features, and desirable location, it offers a lifestyle that balances comfort, convenience and style.



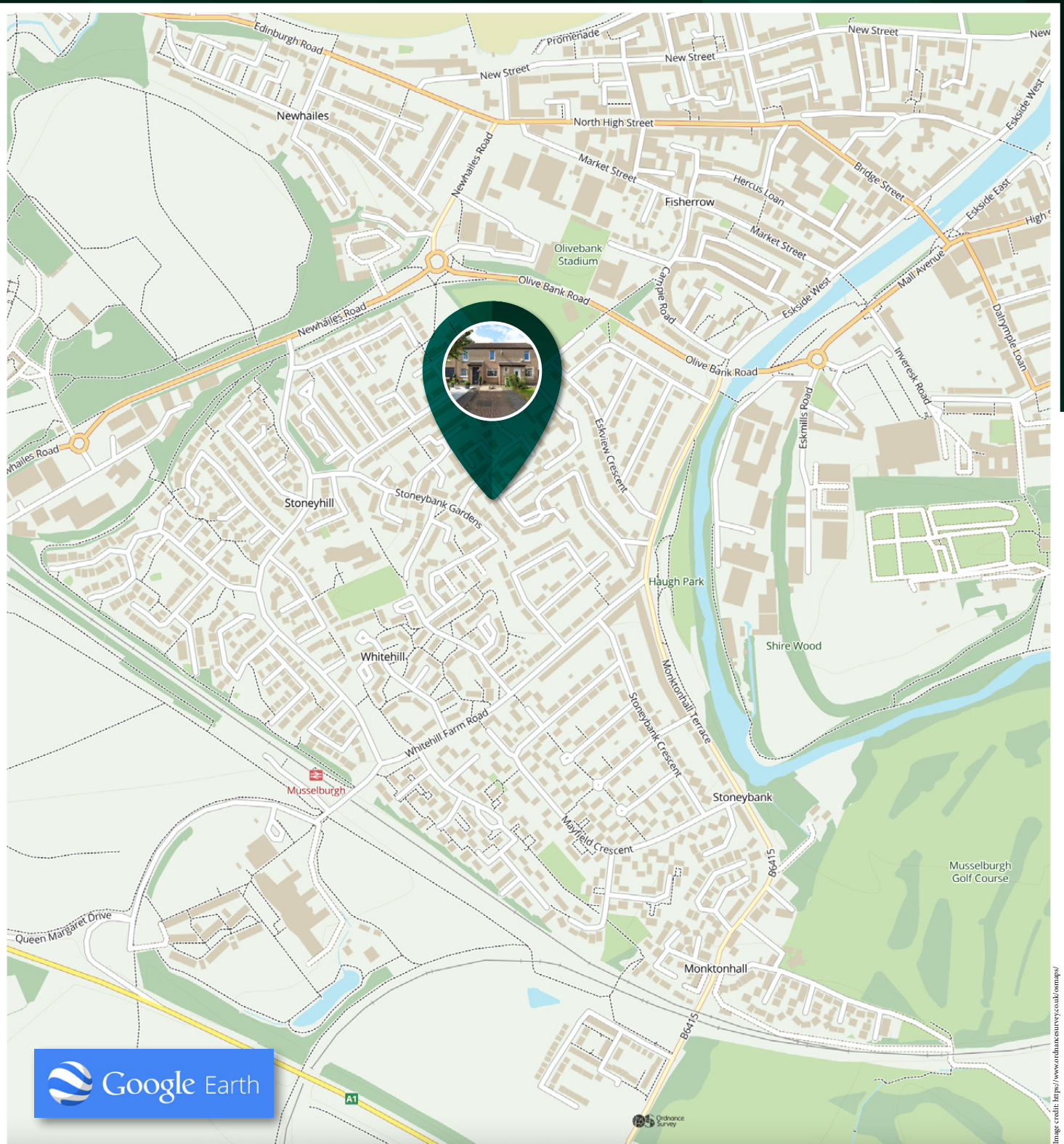


---

Located in the heart of Musselburgh, this home enjoys easy access to a range of amenities, including shops, restaurants, schools, and public transport options. The town's historical charm and coastal beauty contribute to a vibrant and friendly community atmosphere. It has a very wide range of shopping facilities, very good services and banking, post office and building society services in abundance. Generally speaking, there is absolutely no need to leave the district for normal shopping or commercial requirements; however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach to the property by car.

Musselburgh is a gateway to East Lothian which is a beautiful agricultural county. Along its shores are a number of most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills and Haddington is its historic County Town with nearby North Berwick being a place of fun and interest. Local amenities include Musselburgh Sports Centre which provides facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others; a windsurfing pond just along the coast; a nine-hole golf course at Levenhall.

---



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**JAMIE MCINTOSH**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.