



Estate Agents and Solicitors

16 Montgomery Way, Musselburgh, East Lothian, EH21 7BF

Immaculately Presented and Spacious, Four-Bedroom Family Home

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Property Description

Immaculately presented and spacious, four-bedroom, detached, family home, with gardens, a double driveway and a detached double garage. Set on an expansive plot, located adjacent to a large green and woodland, in a modern, family-orientated development, in the Musselburgh area, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, utility room, family room, four double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Light and tastefully finished throughout, highlights include a high-quality fitted kitchen, modern bathrooms, contemporary flooring and lighting. Further features include Amtico flooring, gas central heating, double glazing and superb storage, including the garage, with power and light.

The impressive corner-style plot features large gardens to both the front and rear, incorporating lawns, planting beds and patios.

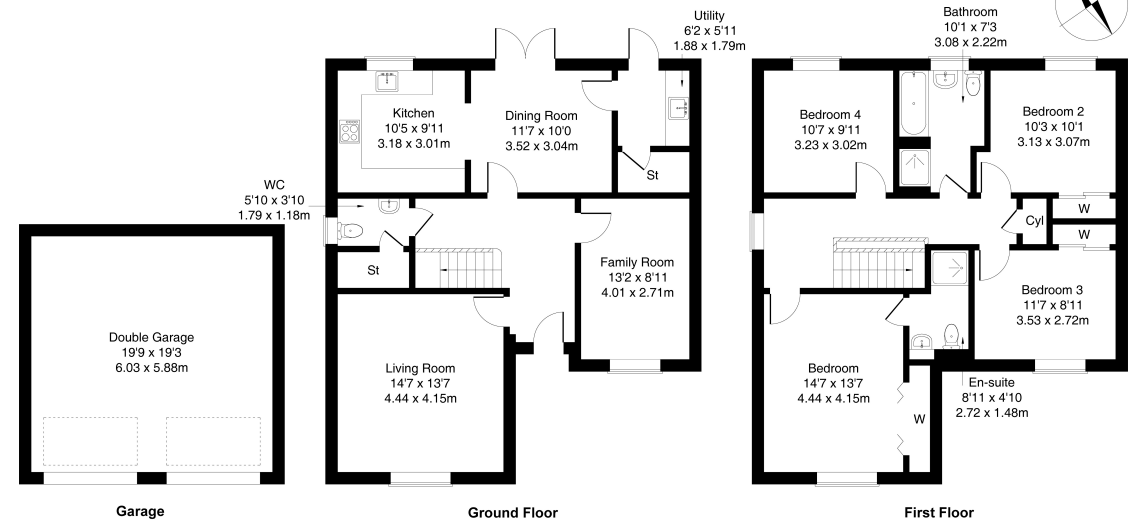
This popular residential development also provides open green spaces and additional visitor parking.

A welcoming entrance hall, with a WC, is finished with light, neutral decor and Amtico, wood-effect flooring, which continues throughout most of the ground floor. On the left, a living room benefits from plenty of natural light from a wide, front-facing window, with leafy garden views. The tastefully presented reception room offers plenty of versatile space for freestanding lounge furniture. Across the hall, a good-sized, flexible room provides additional, family living space. Set to the rear of the property, a dining room, with garden access via French doors, provides space for seated family dining and flows openly into a kitchen. Fitted with neutrally toned units and solid wood worktops, the kitchen also includes an integrated double oven and a five-burner gas hob. Also leading off the dining area, a utility room, with garden access, includes additional units and a sink.

Upstairs, four well-proportioned bedrooms continue the tasteful presentation of the living space, with three benefiting from integrated wardrobe storage and the master suite including an en-suite shower room.

Completing the accommodation, a family bathroom comprises a four-piece suite, including a glazed, recessed shower cubicle, tiled splash walls and flooring.

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Approximate Gross Internal Area: (1991 sq ft - 185 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Musselburgh, also known as "The Honest Town," lies on the coast of the Firth of Forth approximately six miles east of Edinburgh. There is a wide variety of local retailers and national names, with banks, building societies and post offices, along with a large supermarket in the town centre, and a selection of smaller supermarkets on the outskirts. There is an excellent range of recreational facilities including restaurants, a library, Brunton Theatre, a

sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour and delightful walks along the River Esk. Regular bus services pass through the town, whilst frequent rail services are also available from the station on the southern edge of the town, giving commuter access into the heart of Edinburgh.





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