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10c Moir Place, Musselburgh, East Lothian, EH21 8JD

Well-Presented and Spacious, Two-Bedroom, First-Floor Flat

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Property Description

Well-presented and spacious, two-bedroom, first-floor flat, with a private garden plot and a balcony. Forming part of an established residential development, with open views over parkland to the front, located in Musselburgh, East Lothian.

Comprises an entrance hallway, living room, kitchen, two double bedrooms and a bathroom.

With a desirable end-of-cul-de-sac position, features include a fitted kitchen with appliances, a modern bathroom, gas central heating and double glazing. In addition, there is modern flooring and lighting, and superb storage, including bedroom wardrobes and an adjoining, external store room.

Externally, there are well-maintained, shared gardens to the rear, with unrestricted on-street parking to the front.

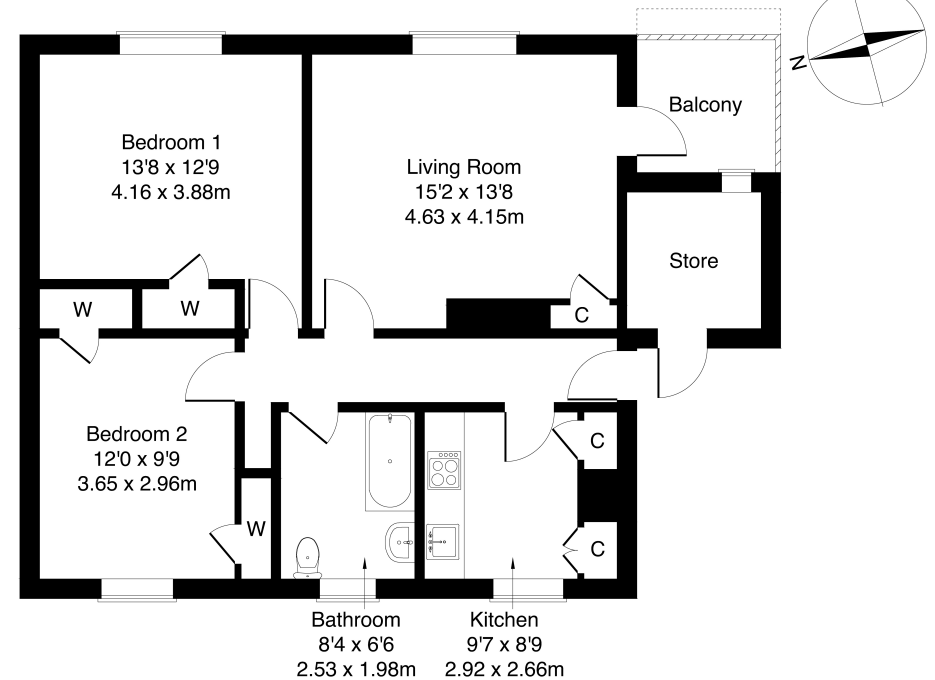
A welcoming entrance hall is finished with light neutral decor and modern, wood-effect flooring, which continues into a kitchen on the left. The bright, westerly-facing room includes generous built-in storage and is fitted with modern, white units, black worktops and stylish, splashback tiling. Appliances include a freestanding cooker, a fridge and a washing machine. Across the hall, a living room also benefits from built-in cupboard storage and enjoys access to a balcony, via a glazed door. The spacious reception room is tastefully presented and fitted with a modern, feature fireplace, and offers plenty of space for freestanding lounge and dining furniture, if desired.

Two well-presented double bedrooms are carpeted for comfort and benefit from built-in wardrobe storage. Each of the bedrooms enjoys a generous, flexible floorplan for freestanding items of bedroom furniture. Completing the accommodation, a good-sized family bathroom comprises a white, three-piece suite, a shower-over-bath, a ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (797 sq ft - 74 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 Toun," 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 to the heart of Edinburgh.





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