



32 Macbeth Moir Road, Musselburgh, East Lothian, EH21 8HZ

Light and Beautifully Presented, Three-Bedroom, Semi-Detached House

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Property Description

Light and beautifully presented, three-bedroom, semi-detached house, with gardens and a driveway. Located in an established residential area of Musselburgh, East Lothian.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms and a family bathroom.

Highlights include a modern integrated kitchen and bright bathroom, and a large garden office, with power, lighting, and plumbing, including a WC and utility area. In addition, there is gas central heating, double glazing, contemporary flooring and good integrated storage, including bedroom cupboards and a loft.

There is low-maintenance landscaping, incorporating a driveway to the front, whilst the enclosed rear garden has a mono-blocked patio, lawn, shed and garden office.

A bright entrance hallway, with a cupboard, leads into a living/dining room on the right. The versatile reception room includes built-in storage and is well-finished with light, neutral decor and modern, wood-effect flooring, and filled with natural light from a wide, front-facing window. Next door, a stylish, contemporary kitchen, with garden access, is fitted with built-in storage and fully integrated with a double oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher.

Completing the ground floor, a family bathroom is fitted with a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and panel splash walls.

Upstairs, three well-proportioned double bedrooms are tastefully presented and fitted with cupboard storage. Whilst bedroom one is carpeted, bedrooms two and three are finished with modern, wood-effect flooring.

mov⁸ REAL ESTATE **32 Macbeth Moir Road, Musselburgh EH21 8HZ**
Estate Agents and Solicitors **Approximate Gross Internal Area: (1109 sq ft - 103 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 at the outskirts. There is an excellent range of recreational facilities including

restaurants, a library, Brunton Theatre, a sports centre with 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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Estate Agents and Solicitors



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