

**90 MacBeth Moir Road  
Musselburgh, EH21 8EE**

**FIXED PRICE £220,000**



drummondmiller



- Generously proportioned end terraced villa
- In good decorative order
- Lounge with patio doors, modern fitted kitchen/breakfastroom
- Three good sized double bedrooms
- Shower room
- Gas central heating and double glazing
- Private gardens to front, side and rear, paved driveway to rear
- EPC Band C, Council tax band C

### Description

This is a well proportioned (89m sq) end terraced villa offering generous and flexible family accommodation. In good decorative order throughout, the property benefits from gas central heating and double glazing and comprises an entrance hall with under stair storage, rear facing lounge with electric fire, feature fireplace and patio doors the garden, fitted kitchen/breakfastroom with appliances and door to the side, three good sized double bedrooms with generous storage and a ground floor, part tiled shower room with two piece white suite and shower cabinet with an electric shower.





### Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

### Gardens and parking

There is a generous front garden which has been pebbled for ease of maintenance with shrub borders and a gate to the rear garden. The larger rear garden is enclosed and has a lawn, wooden decking and wooden shed, rotary dryer and a paved and gated driveway.

### Extras

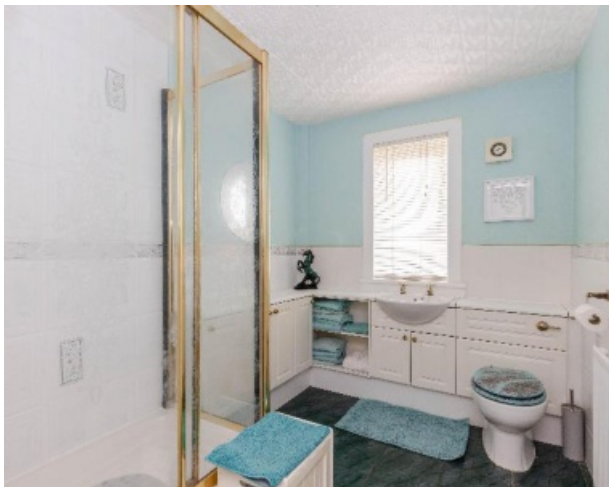
All the fitted floor coverings, blinds, gas cooker, fridge, freezer, tumble dryer and wooden shed are included within the sale price.

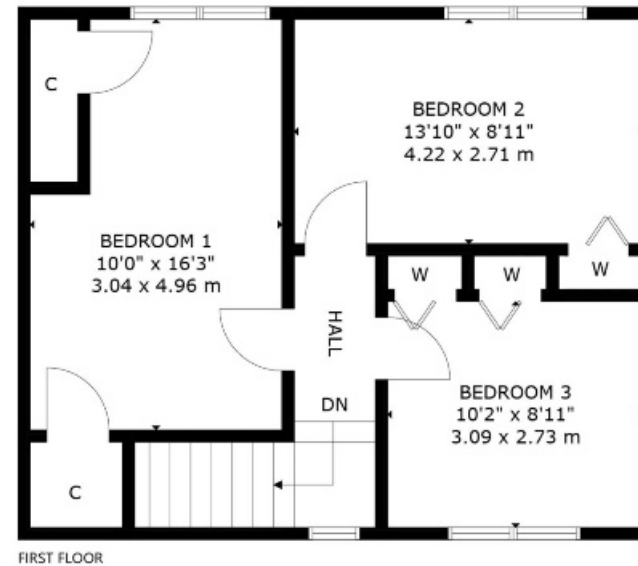
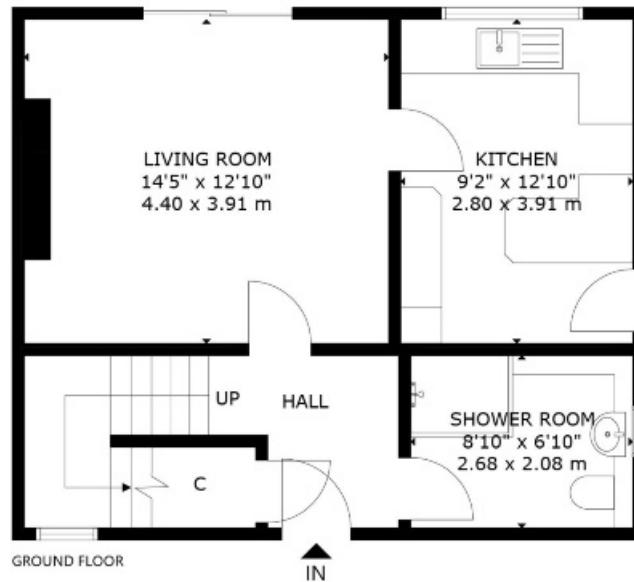
### Home Report

The property has been valued at £210,000 and the Home Report can be downloaded via the ESPC link.

### Viewing

By appointment via Agents telephone 0131 665 3131





90 MACBETH MOIR ROAD MUSSELBURGH EH21 8EE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 976 SQ FT / 90 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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