

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

OFFERS OVER £195,000



drummondmiller



- Generously proportioned end terraced villa
- In good decorative order, requiring some modernisation
- Livingroom, fitted kitchen
- Three good sized double bedrooms
- Part tiled bathroom
- Gas central heating and double glazing
- Private gardens to front, side and rear
- EPC Band C, Council tax band C

Description

This is a well proportioned (90m sq) end terraced villa offering generous and flexible family accommodation. In good decorative order throughout but requiring some modernisation, the property benefits from gas central heating and double glazing. The accommodation comprises an entrance hall with under stair storage, rear facing lounge with gas fire, fitted kitchen with appliances and rear hall with external door to the side. Upstairs there are three good sized double bedrooms with generous storage and a ground floor, part tiled bathroom with three piece white suite.





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 QueenMargaret 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, pebbled areas, wooden shed and a gate to the rear lane.

Extras

All the fitted floor coverings, blinds, integrated oven, washing machine and wooden shed are included within the sale price.

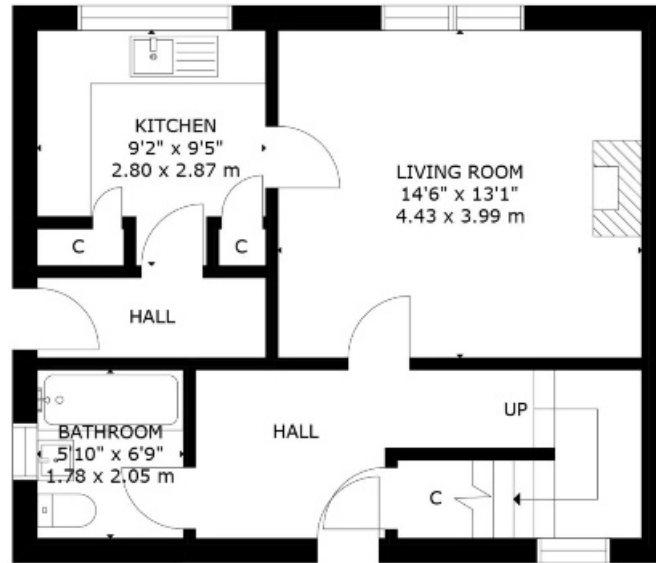
Home Report

The property has been valued at £200,000 and the Home Report can be downloaded via the ESPC link.

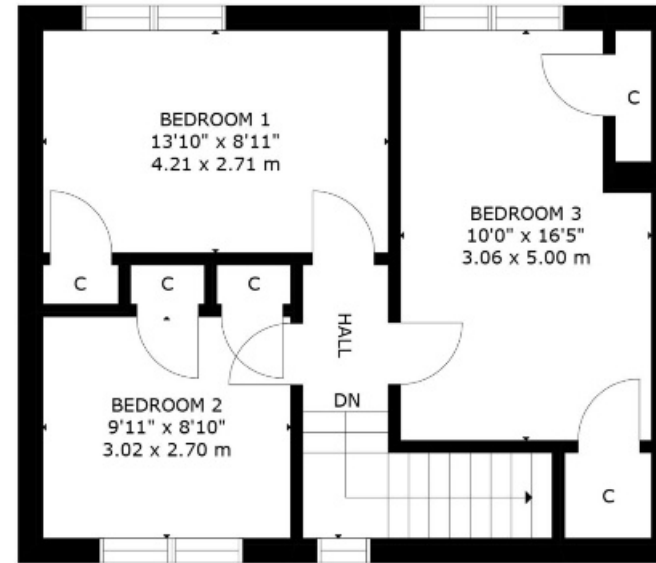
Viewing

By appointment via Agents telephone 0131 665 3131





GROUND FLOOR



FIRST FLOOR

104 MACBETH MOIR ROAD, MUSSELBURGH, EH21 8EE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 985 SQ FT / 92 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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