




GARDEN STIRLING BURNET

9 MACBETH MOIR ROAD
MUSSELBURGH, EAST LOTHIAN, EH21 8JB



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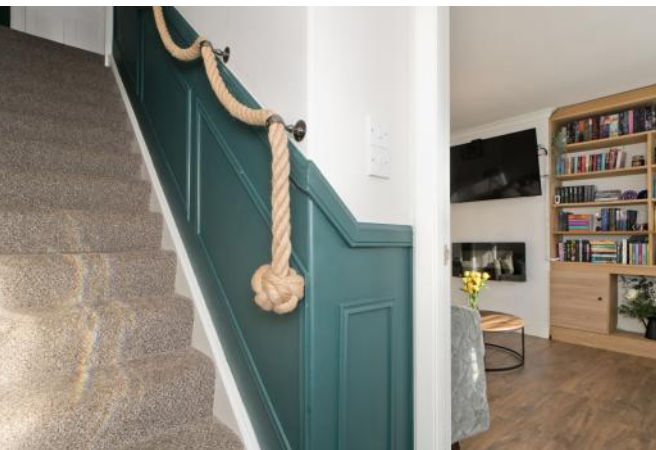
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This two-bedroom end-terraced house is ideal for young families and professionals seeking an alternative to city living. It is quietly located in the popular seaside town of Musselburgh, just a short walk from rail links that connect to the capital in just 10 minutes. The property is well-presented inside and out, with stylish understated interiors, low-maintenance gardens, and a neat block-paved driveway featuring secure gated access to a detached garage at the rear.

Inside, the living room is reached via an entrance hall and is south-facing creating a wonderfully sunny sitting area arranged around an electric wall-mounted fire. The living room boasts the practical features of durable wood-inspired flooring, display shelving, hidden storage, and direct kitchen access. The kitchen opens onto the rear garden and is tastefully designed in neutral tones, featuring crisp white cabinetry and a timber-style worktop complemented by eye-catching tilework and flooring. The footprint allows for a seated breakfasting area and built-in storage accommodates pantry items. Completing the kitchen is an integrated fridge freezer and dishwasher, as well as a freestanding washing machine and a cooker with a gas hob, an electric oven, and a fitted hood.

FEATURES

- Peaceful seaside town address
- End-terraced house with tasteful décor
- Entrance hall
- South-facing living room with access to:
- Breakfasting kitchen with garden access
- Two double bedrooms with storage
- Deluxe shower room
- Easy-upkeep gardens, enclosed to the rear
- Private multi-car driveway
- Detached single garage
- Gas central heating and double glazing





Stairs from the hall, bordered by attractive wainscoting, lead up to a naturally lit landing affording access to two airy double bedrooms. Both bedrooms benefit from incorporated storage and soft carpeting underfoot. Completing the upstairs is a bright shower room featuring a WC suite set into vanity storage, a towel radiator, and a deluxe walk-in rainfall shower – all framed by chic large-format tiling. The property is kept warm and efficient via gas central heating and full double glazing.

Externally, to the front, there is a neat lawn and multi-car private driveway with gated access to a detached single garage and a rear garden, which is also easy to upkeep with a lawn and paved seating areas, plus a handy shed. This area is pleasantly overlooked by leafy trees and reassuringly secure for children and pets.

Extras: Included in the sale are all fitted floor coverings, blinds, light fittings, and integrated/freestanding appliances.







Musselburgh, East Lothian

Musselburgh is a popular and bustling coastal town located only 6 miles from Edinburgh city centre. Situated by the sea, the town offers pleasant walks and cycling along the River Esk or promenade, sailing, tennis, a choice of golf courses, or a trip to the theatre. Its vibrant High Street has a wealth of amenities and a good selection of cafés, restaurants, and pubs. The nearby Fort Kinnaird Retail Park has a more extensive range of shops, with a multi-screen cinema and restaurants. For the active type, there is a sports centre with a swimming pool, a modern gym, and fitness classes. Musselburgh boasts excellent transport links, with regular bus services day and night, rail connections, and a convenient location close to the A1 and city bypass travelling couldn't be easier.







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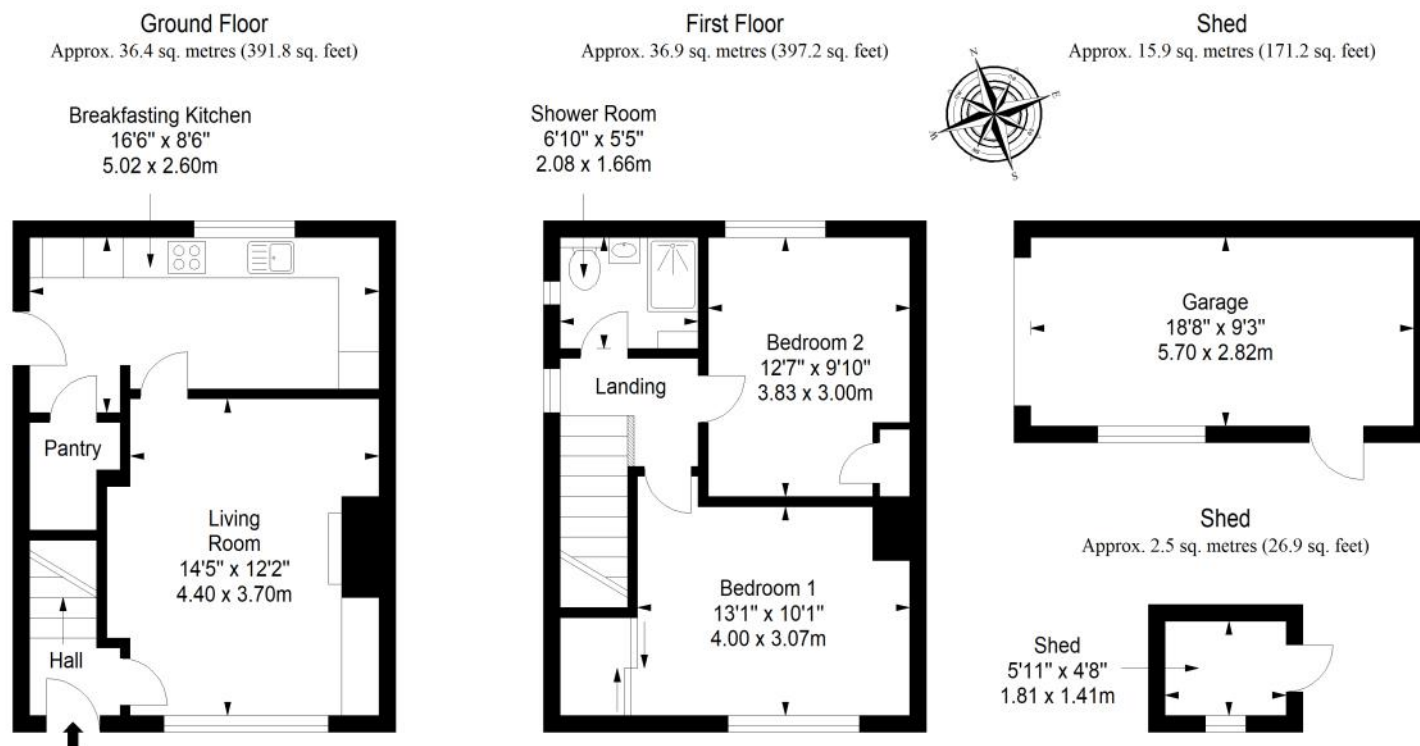
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 91.7 sq. metres (987.1 sq. feet)