



9d Moir Terrace, Musselburgh

Offers Over **£155,000**



9d Moir Terrace

Musselburgh, Musselburgh

Piotr Nasciuk and RE/MAX Edinburgh welcome you to this bright, spacious two-bedroom flat in Musselburgh, featuring modern living, balcony, stylish kitchen, and walk-in condition near Edinburgh.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- UPVC double-glazed windows
- Gas central heating (combi boiler located in outside cupboard)
- Modern fitted kitchen
- Quality timber flooring in living areas
- External store and shared garden
- Balcony



Kitchen

9' 8" x 8' 6" (2.94m x 2.60m)

A modern and fully fitted kitchen featuring white fronted cabinetry and beautiful brown countertops, providing plenty of workspace for cooking and meal prep. The kitchen has decorative shelving that adds style and display options while keeping the space open and airy. Ample storage is available in the base units, ensuring everything has its place. The grey tiled flooring complements the clean lines and neutral tones, creating a practical yet stylish environment for everyday living.

Lounge

15' 3" x 12' 11" (4.64m x 3.93m)

A bright and inviting lounge featuring two large new timber-framed windows with bamboo blinds, allowing natural light to flood the space. The room opens onto a balcony, perfect for enjoying fresh air and outdoor views. Elegant wooden flooring and a neutral grey color palette create a calm, contemporary atmosphere. The space comfortably accommodates a living area with sofas and a coffee table as well as a dining area with a stylish dining table, making it ideal for both relaxation and entertaining. A large radiator along one wall ensures the room stays warm and cozy year-round.





Principal bedroom

12' 7" x 10' 10" (3.84m x 3.31m)

A generously sized double bedroom featuring a large bed with a stylish headboard, a new timber-framed window with bamboo blinds, and light wooden flooring that adds warmth and elegance. The space has been designed to accommodate a built-in wardrobe with wooden panels, creating a natural, harmonious feel that complements the flooring and adds a cohesive, calming touch. Currently, the room remains an open canvas, allowing flexibility for a desk and vanity setup or conversion into a full wardrobe. The neutral décor enhances the peaceful atmosphere, making it easy to personalise and create a tranquil retreat.

Bedroom

11' 9" x 9' 7" (3.59m x 2.93m)

A flexible and well-proportioned second bedroom featuring a large window overlooking the garden, filling the room with natural light. The space includes a cupboard for convenient storage and a grey carpet that adds warmth and comfort. Currently arranged as a home office, the room's size and layout make it easily adaptable as a child's room, guest room, or additional living space, depending on your lifestyle needs.



Bathroom

6' 4" x 5' 9" (1.93m x 1.74m)

A stylish, contemporary shower room finished to a high standard, featuring a modern enclosed shower cubicle, WC, and wash basin. The walls are finished with a smooth, easy-clean surface providing a sleek look without the use of traditional tiling. The space feels bright, fresh, and easy to maintain.



BALCONY

Accessible directly from the living room, this charming balcony features a black railing and a surface covered with artificial grass, creating a low-maintenance outdoor space. It offers a pleasant view to the end of the street and nearby parking area, providing a light, airy spot to relax, enjoy a morning coffee, or unwind in the evening. The balcony seamlessly extends the living area, enhancing the sense of space and offering an enjoyable outdoor retreat.

GARDEN

The property benefits from access to a well-kept communal garden, providing a pleasant outdoor space for relaxation and leisure during warmer months. There is also an external store and an additional storage area within the communal stairwell, ideal for bicycles or seasonal items. On-street parking is available nearby, and the building is well maintained with a secure entry system.

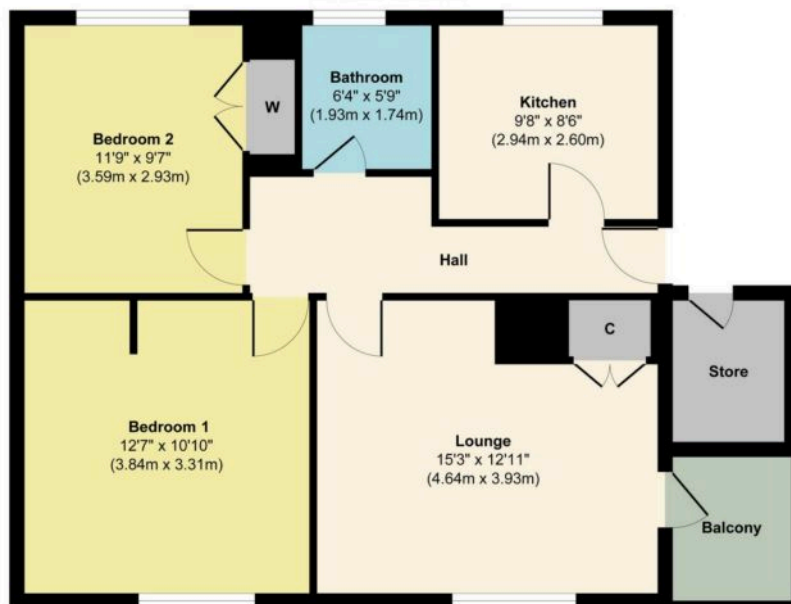
ON STREET

5 Parking Spaces

Residents benefit from plenty of free, unrestricted parking spots around the flat, making it convenient for homeowners and guests alike



9D Moir Terrace



Floor Plan

Approx. Gross Internal Floor Area 732 sq. ft / 68.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
81	81

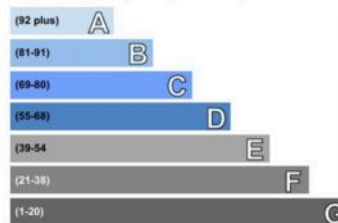
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band B (81)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
85	85

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (85)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



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