



RALPH SAYER
SOLICITORS & ESTATE AGENTS

24 Moray Way

Musselburgh, East Lothian, EH21 7QY

24 Moray Way

Welcome to a beautiful three-bedroom semi-detached house which offers bright and spacious accommodation. Finished to high standards and with elegant interior design, this wonderful property further benefits from a true move-in condition. It features a well-appointed kitchen, as well as two bathrooms and a WC. In addition, it has a family-friendly rear garden that is laid with a neat lawn and decked area for summer dining. Positioned close to public parks, the home also has a desirable location in Musselburgh, set within easy reach of schools, amenities, and transport links.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (gas hob, concealed extractor, raised oven, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

Factor: Factored by Scottish Woodlands Ltd with an approximate cost of £180 per year, this covers maintenance of the communal areas.

Property Summary

- A modern semi-detached house
- Part of a sought-after development
- Entrance hall with built-in storage and WC
- Large living/dining room with garden access
- Modern kitchen with integrated appliances
- Principal suite with a built-in wardrobe
- Two additional bedrooms
- Three-piece en-suite shower room
- Three-piece family bathroom
- Well-maintained front garden
- Large, fully-enclosed rear garden
- Private allocated parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £270,000







Large living/dining room
with garden access and a
modern kitchen with
integrated appliances







A three-piece en-suite
shower room, three-piece
family bathroom and a
ground-floor WC





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

