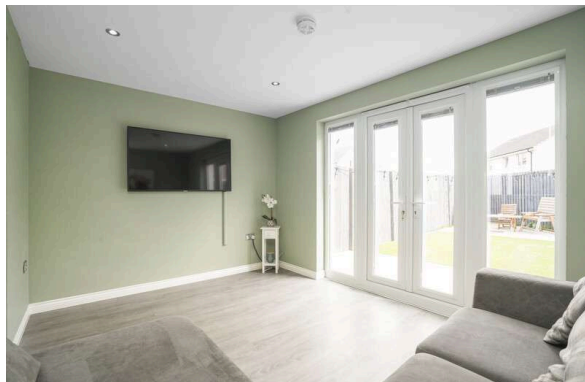




32 Moray Way  
MUSSELBURGH | EH21 7QY



## 32 Moray Way

MUSSELBURGH | EH21 7QY

Beautifully presented two bedroom end terraced home with fully enclosed private garden, situated on a sought-after modern development within easy reach of the town's varied amenities, Wallyford Railway Station and the A1. This lovely property has a particularly nice position on the development, not being directly overlooked. The accommodation is in walk-in condition and nicely finished off with stylish modern fittings. Downstairs the property comprises an entrance hall, downstairs wc and a spacious open plan kitchen living room with patio doors into the rear garden. The kitchen currently comprises a washing machine, gas hob, oven and fan and fridge/freezer. Upstairs there are two well proportioned bedrooms both with built in storage and completing the accommodation is the stylish bathroom with double waterfall shower over the bath. The property also benefits from a partially floored attic and an allocated parking space.

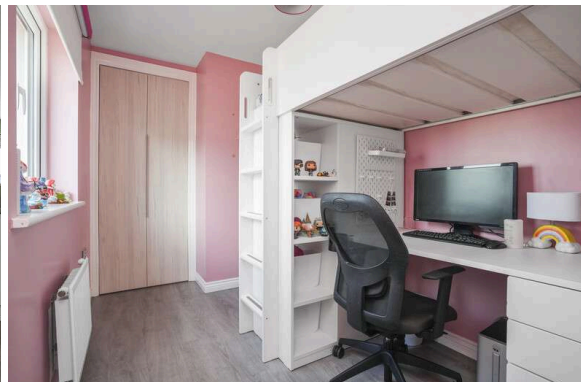
- Entrance hall
- Open plan kitchen living with patio doors to the garden
- Fully fitted kitchen
- Two well proportioned bedrooms
- Bathroom with double waterfall shower
- Downstairs WC
- Gas central heating and Double glazing
- Well kept private gardens
- Allocated parking space and partially floored attic

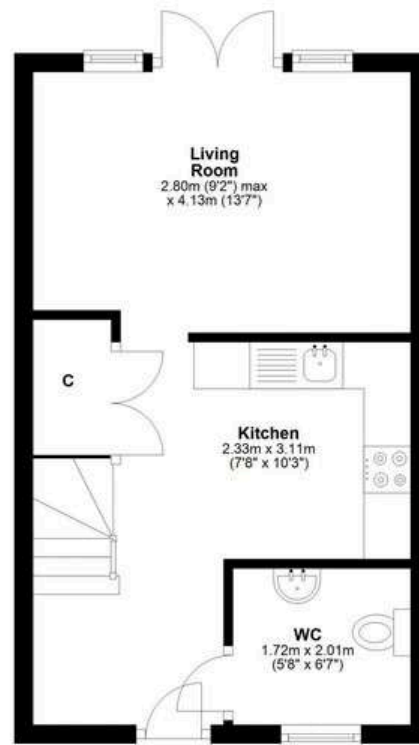
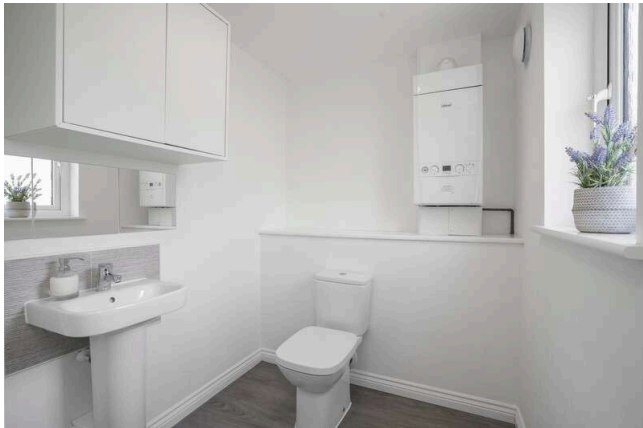
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



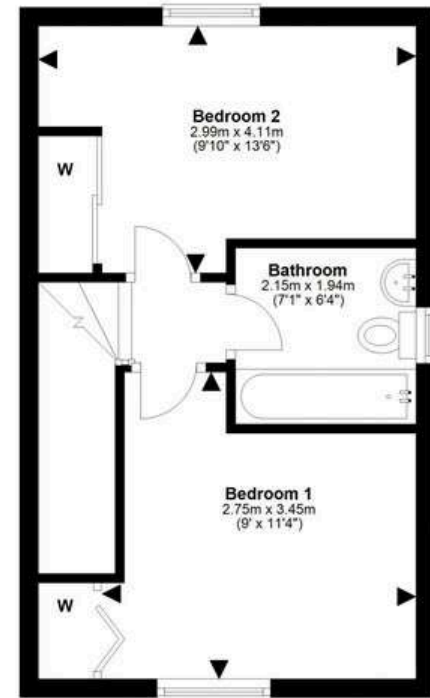
All blinds, integrated appliances, fridge freezer, tumble dryer, outside storage boxes and sofa bed will be included in the sale. EPC Rating C.

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.





Ground Floor



First Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective buyer. PlanUp 2024. Plan produced using PlanUp.