



58 MacBeth Moir Road
MUSSELBURGH | EH21 8DG


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Set on a quiet street in the heart of Musselburgh, moments from excellent amenities, fine coastal and country walks and quick train and car links is this immaculately presented end terraced house. Boasting a large corner plot, front and rear gardens, a long driveway, gas central heating and double glazing this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with generous dining space, feature fireplace and French doors to the rear garden, a contemporary kitchen with attractive units and deep pantry cupboard and downstairs is completed by a stylish new bathroom with shower over bath. Following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms all with built-in storage. Externally the fully enclosed South facing rear garden is an ideal low maintenance haven.

- Immaculate end terraced house on generous corner plot
- Tranquil setting in the heart of Musselburgh
- Close to the train station and A1
- Large front and rear gardens
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Three ample double bedrooms
- Luxury bathroom with shower over bath

EPC D, Council tax C, No factor associated with this property.

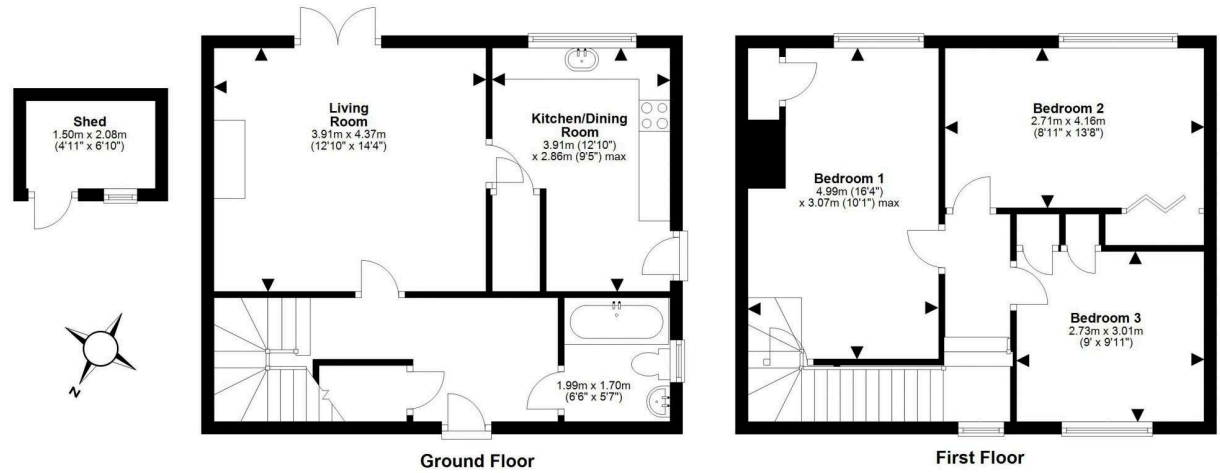
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The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. 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 Extra store. Further shopping is available nearby at Asda, The Jewel and 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.

Extras included in this sale are all light fixtures, blinds, wall-mounted shelves in kitchen and bedroom, radiator covers, TV bracket, electric fireplace, fridge, freezer, oven, microwave, washing machine, hob and hood, dishwasher.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.