



RALPH SAYER
SOLICITORS & ESTATE AGENTS

19 Moir Crescent

Musselburgh, East Lothian, EH21 8DE

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Introducing a three-bedroom mid-terrace house which offers spacious interiors that are well presented. The home also benefits from a popular kitchen design, as well as a ground-floor wet room and first-floor en-suite WC. In addition, it has excellent built-in storage and a large attic space, ensuring a neat and tidy home. Adding to its appeal, the property also comes with secure private parking and a generous rear garden which is fully enclosed and with a southeast-facing aspect. It further benefits from a desirable location in Musselburgh, offering proximity to the surrounding countryside and coast.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, an integrated dishwasher, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Property Summary

- A bright and spacious mid-terrace house
- Desirable location in popular Musselburgh
- Welcoming entrance hall with practical storage
- Southeast-facing living room with a fireplace
- Dining kitchen that is generously appointed
- Three double bedrooms with built-in wardrobes
- Modern three-piece wet room on ground floor
- En-suite WC attached to the principal bedroom
- Large attic space for further storage
- Low-maintenance, enclosed front garden
- Enclosed rear garden with a suntrap aspect
- Detached garage for secure off-street parking
- Gas central heating and double-glazed windows
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £215,000







Three double bedrooms
with built-in wardrobes







Enclosed rear garden with
a suntrap aspect and a
detached garage for secure
off-street parking





Let us help you find your next
dream property!



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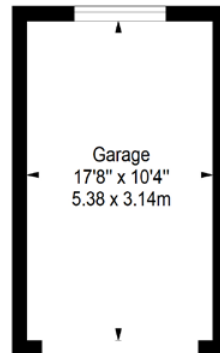
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

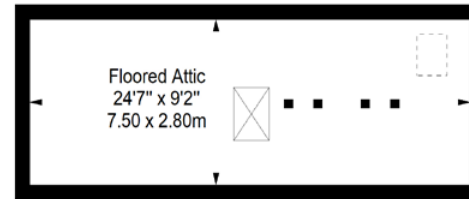
DISCLAIMER

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.

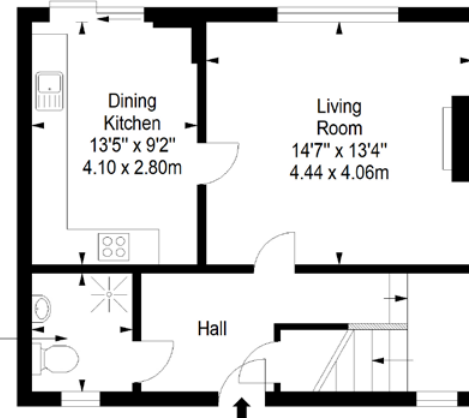
Garage
Approx. 16.9 sq. metres (181.9 sq. feet)



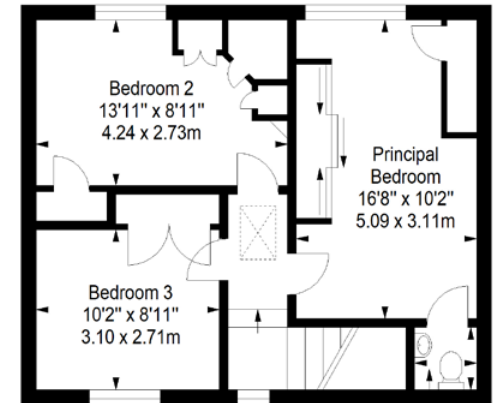
Attic
Approx. 21.0 sq. metres (226.0 sq. feet)



Ground Floor
Approx. 46.6 sq. metres (501.6 sq. feet)



First Floor
Approx. 46.6 sq. metres (501.6 sq. feet)



En-suite WC
3'6" x 3'4"
1.07 x 1.01m

Total area: approx. 114.2 sq. metres (1229.2 sq. feet)