



GARDEN STIRLING BURNET

98 MACBETH MOIR ROAD
MUSSELBURGH, EAST LoTHIAN, EH21 8EE



PROPERTY SUMMARY



Situated in the popular seaside town of Musselburgh, with private off-street parking, this end-terraced house boasts three double bedrooms with storage, a shower room, an en-suite WC, and adjoining south-facing living spaces with access to a large neatly-kept garden. The property lies within easy reach of town centre amenities and schools and is just five minutes' walk from Wallyford train station running frequent services to Edinburgh in just 10 minutes.

Extras: Included in the sale are all fitted floor and window coverings, and light fittings (TBC).







"...Sunny living room with living flame
fire & garden access..."







"...Large principal bedroom with storage & en-suite WC..."

FEATURES

- Popular seaside town
- Well-presented end-terraced house
- Entrance hall with storage
- Sunny living room with living flame fire & garden access
- Bright modern breakfasting kitchen with external access
- Large principal bedroom with storage & en-suite WC
- 2 Further double bedrooms with storage
- Tastefully-tiled shower room
- Gravelled front garden
- South-facing rear garden, with lawn & dining terrace
- Private gated driveway
- GCH & DG





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington



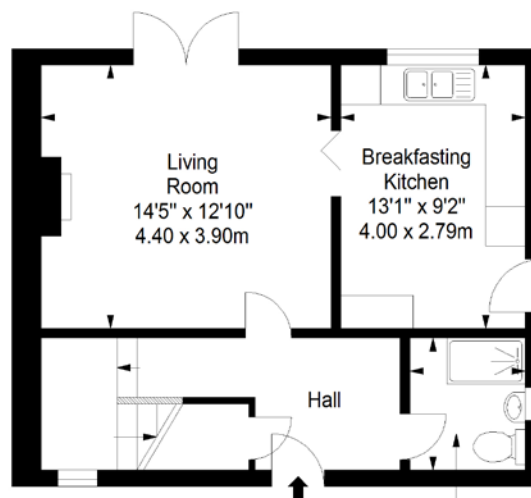
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

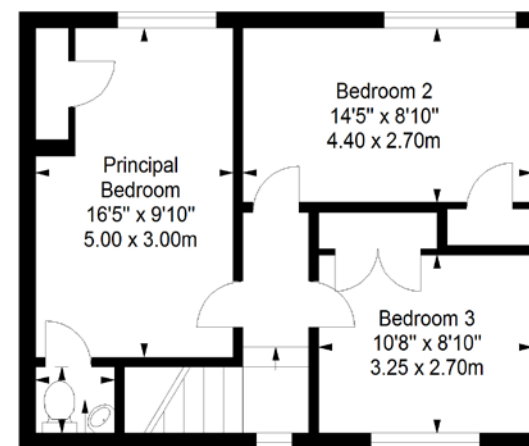
FLOORPLAN

Ground Floor
Approx. 45.2 sq. metres (486.5 sq. feet)



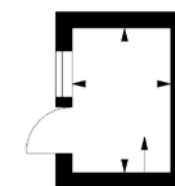
Shower Room
6'7" x 5'7"
2.00 x 1.70m

First Floor
Approx. 46.4 sq. metres (499.5 sq. feet)



En-suite WC
3'11" x 3'3"
1.20 x 1.00m

Shed
Approx. 3.3 sq. metres (35.5 sq. feet)



Shed
8'6" x 4'11"
2.60 x 1.50m



Total area: approx. 94.9 sq. metres (1021.5 sq. feet)