



18 MacBeth Moir Road
Musselburgh, EH21 8JE

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"18 MacBeth Moir is an immaculately presented and well-proportioned three-bedroom semi-detached villa"

- ENTRANCE HALL
- LIVING / DINING ROOM
- BREAKFASTING KITCHEN
- BATHROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

18 MacBeth Moir Road is an immaculately presented and well-proportioned three-bedroom semi-detached villa, situated in an established residential area, 1 mile from Musselburgh High Street. The accommodation comprises: welcoming hallway with Herringbone effect flooring and under stair storage; front facing living room, large enough to accommodate a table and chairs seating 4, as well as feature, ornate fireplace; modern, fitted kitchen with breakfast bar and ample floor and wall mounted storage cupboards; fully tiled contemporary bathroom with vanity unit, heated towel rail and mains fed shower over bath; front facing, double bedroom 1; rear facing double bedroom 2 and rear facing generously sized single bedroom 3 with wardrobe space. Externally, the front garden is enclosed and is laid to lawn with mature shrubbery, whilst the enclosed southwest facing rear garden has a patio area, perfect for entertaining in the summer months, as well as an elevated grassed area, shed connected to the mains and separate lockable bike storage. The property further benefits from gas central heating; double glazing; catchment area for new Rosehill High School due to open Aug 2023; a short walk from Wallyford train station running frequent services to Edinburgh in just 10 minutes, as well as the highly regarded Almond Park Nursery located over the road.

EPC RATING

The energy efficiency rating for this property is band C

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