



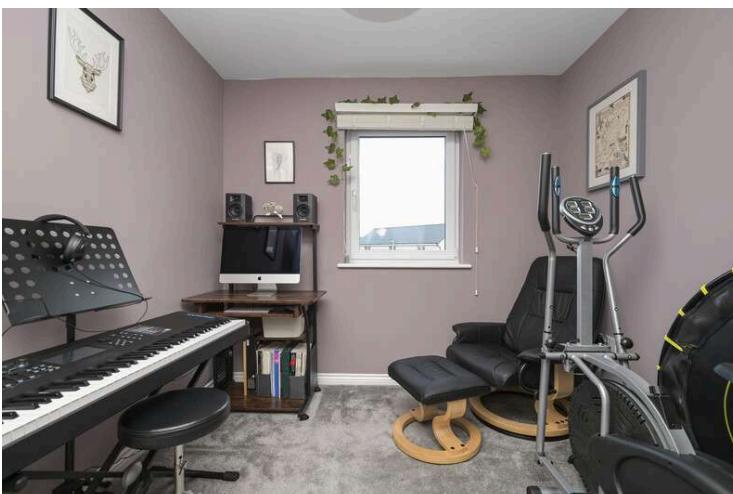
40 Moray Way, Musselburgh, East Lothian, EH21 7QY

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to present 40 Moray Way to the market. It is a particularly appealing four-bedroom terraced townhouse with garden grounds to the front and rear with both an allocated parking space and additional visitor parking, enviably situated in a much sought-after modern development. The property enjoys an extremely convenient location, close to a good range of amenities including Musselburgh race course and superb transport links by road and rail. This lovely home is presented to the market in excellent order, providing comfortable and light filled living space, offering all modern comforts throughout and would make an ideal home for a wide range of buyers.

- Entrance hallway with under stair storage
- Ground floor WC
- Lovely well-appointed and upgraded modern dining kitchen with French doors to the rear garden, a range of wall and base units, composite sink, gas hob with glass splashback, extractor, double oven, integrated appliances including a fridge freezer, dishwasher and washing machine, with ample space for a dining table and chairs
- Living room with front facing window
- Bedroom two with front facing window and built-in wardrobes
- Bedroom three with rear facing window
- Bedroom four with rear facing window
- Modern family bathroom with three-piece suite with electric shower over the bath
- Main bedroom with Dormer style window to the front and loft access
- Dressing room with his and hers built-in wardrobes and a rear facing Velux window
- Newly fitted ensuite shower room with walk-in shower and drying area. Overhead raindrop shower, wc and sink with vanity unit
- Double glazing and gas central heating
- Private garden grounds to the front and enclosed rear, ideal for outside relaxation
- Allocated parking with visitor spaces



Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Musselburgh has excellent road, public transport and rail links the city and is ideal for the daily commuter.

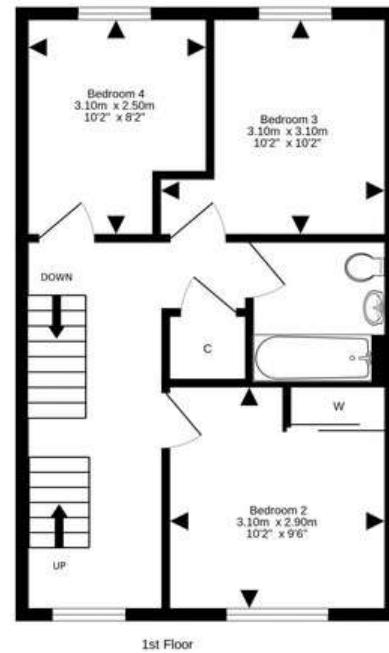
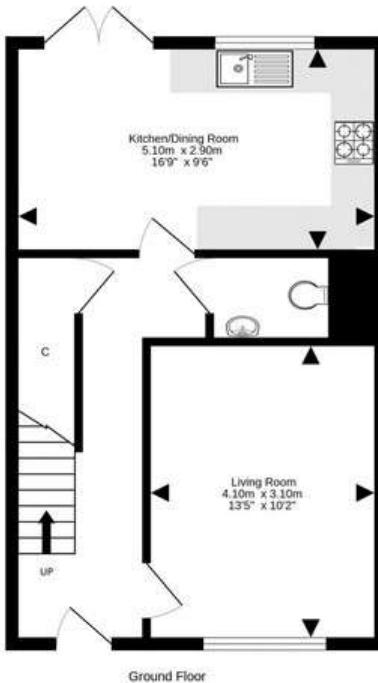
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation and subject to offer.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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 purchaser.
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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