

28 Moray Way
Musselburgh, EH21 7QY



"28 Moray Way is a well presented, two-bedroom, end-terraced villa with private front and rear gardens"

- HALLWAY
- LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- PRIVATE PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT 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

28 Moray Way is a well presented, two-bedroom, end-terraced villa with private front and rear gardens, located in the established residential area of Musselburgh. Situated in a well maintained and factored development, the accommodation comprises: welcoming hallway with under-stairs storage cupboard and carpeted stair leading to the 1st floor with hatch to attic; bright and spacious living room with French doors leading to the enclosed, landscaped garden; modern open plan kitchen with ample floor and wall mounted storage cupboards and integrated oven and gas hob; double bedroom 1 with fitted wardrobes; double bedroom 2 with fitted wardrobes and a modern, three piece family bathroom with shower over bath which completes the accommodation. Externally, the property has a low maintenance front garden and an enclosed garden to the rear, mostly laid to lawn, with a raised decked patio area which is perfect for entertaining within the summer months. Further benefits include gas central heating; double glazing; private parking space to the rear and visitor spaces.

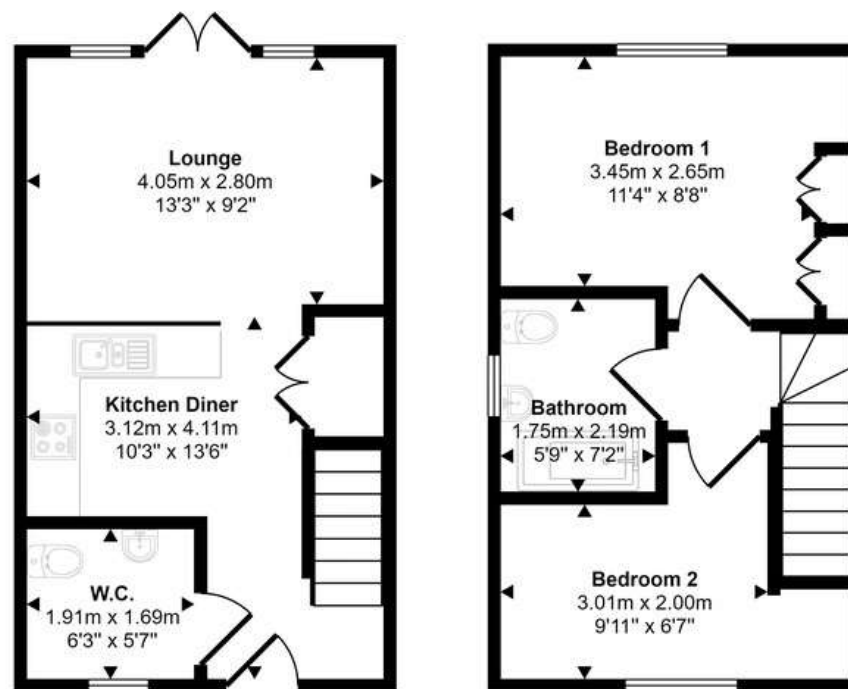
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area
 57 sq m / 614 sq ft



Ground Floor
 Approx 29 sq m / 308 sq ft

First Floor
 Approx 28 sq m / 306 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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