

6 Moray Way

MUSSELBURGH, EH21 7QY



Immaculate three bed semi detached house in a sought after location



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McEwan Fraser is delighted to present this three-bedroom, semi-detached house to the market. The property enjoys a fantastic position in a family-friendly development with off-street parking to the rear. Accommodation comprises of two double bedrooms, en-suite to master, a single bedroom, superb kitchen, spacious lounge/dining room, cloakroom, master bathroom and private gardens to the front and rear. The property is absolutely immaculate and would make a fantastic first family home for a young family.

THE LOUNGE



The internal accommodation is focused on the generous reception room which overlooks the rear garden and runs the full width of the property. The ample floor space on offer gives scope for a variety of different furniture configurations allowing a purchaser to create their ideal entertaining space. French doors open onto the rear garden.

THE KITCHEN



The stylish modern kitchen includes a generous range of base and wall mounted units which offer excellent prep and storage space. Gas hob, electric oven, cooker hood, fridge freezer, dishwasher and washing machine are integrated.





There is also a separate WC off the welcoming entrance hall. Climbing the stairs, you find the master bedroom to the front of the house. This is a particularly generous double bedroom that includes a large integrated wardrobe and an integrated dressing table. The master also benefits from an en-suite shower room. There are two further bedrooms, a well proportioned double and a generous single. The internal accommodation is completed by the master bathroom which is partially tiled and includes a three-piece white suite.

For extra warmth and comfort, the property enjoys gas central heating and double glazing throughout.

THE MASTER BEDROOM & EN-SUITE



BEDROOM 2





BEDROOM 3 & BATHROOM



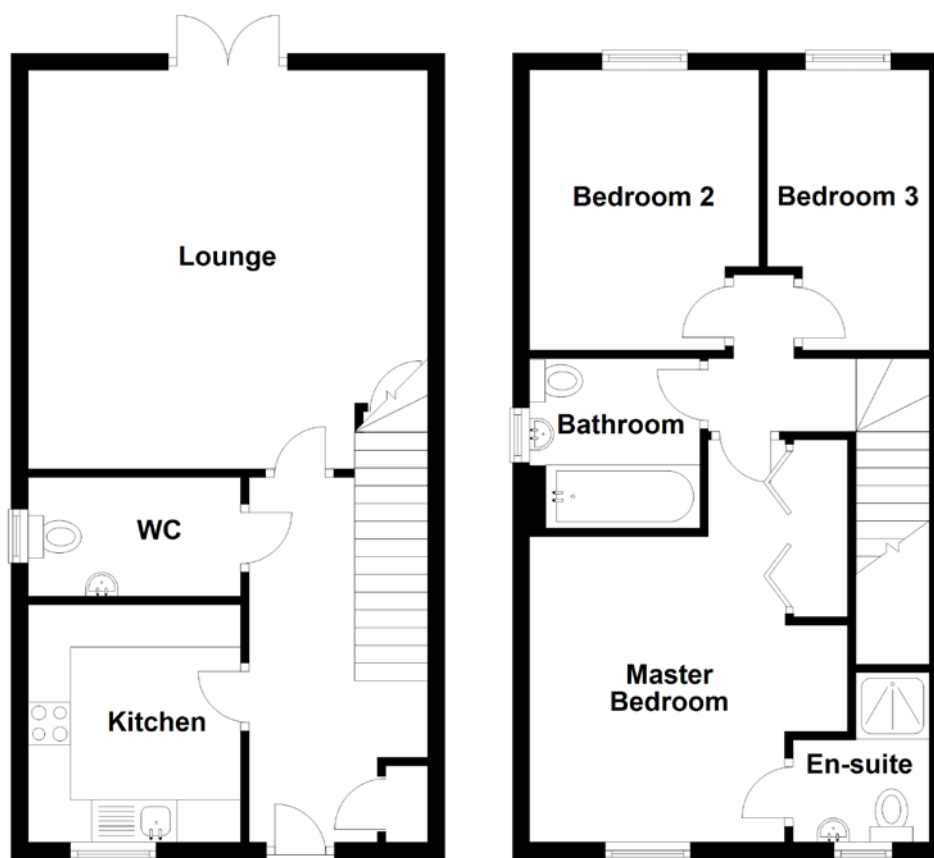
THE GARDEN



Externally, the property enjoys the use of the private front garden and generous rear gardens which largely laid to lawn.

This is a must-see starter home and early viewing is highly recommended.

FLOOR PLAN, DIMENSIONS & MAP

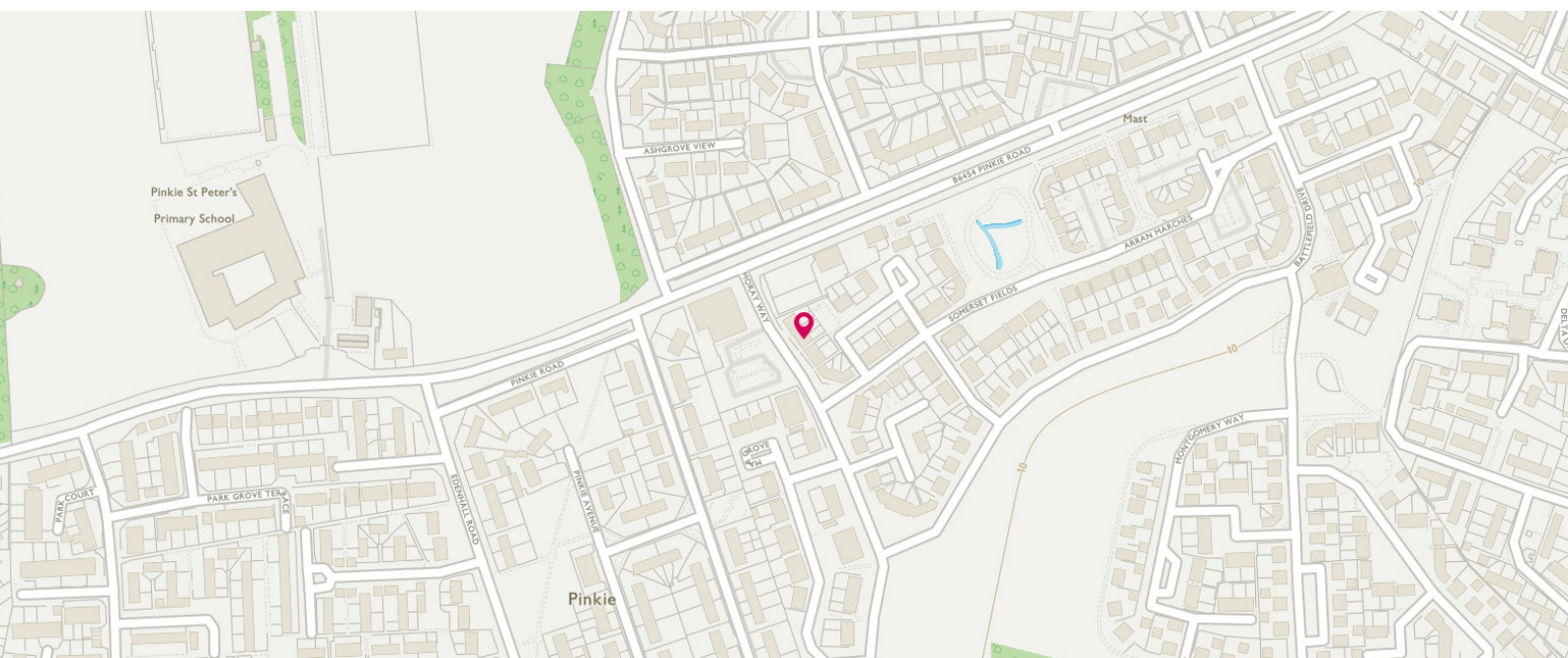


Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.70m (15'5")
Kitchen	2.80m (9'2") x 2.50m (8'2")
WC	2.50m (8'2") x 1.40m (4'7")
Master Bedroom	3.60m (11'10") x 3.60m (11'10")

En-suite	2.00m (6'7") x 1.60m (5'3")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Bedroom 3	3.30m (10'10") x 1.90m (6'3")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 77m²
EPC Rating: C



THE LOCATION

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian.





Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high street food and retail stores. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Race Course is just minutes away, as are the delightful open spaces of Levenhall Links. Private and state schools are available at both primary and secondary level with Campie and Stoneyhill Primary schools particularly close by. Loretto School caters for both day and boarding pupils and Queen Margaret University is within easy reach of the property.


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