

FIXED PRICE £270,000

26 Moray Way
Musselburgh, EH21 7QY

drummondmiller
Solicitors & Estate Agents



- Three-bedroom semi-detached house
- Spacious living room
- Separate kitchen
- Downstairs WC
- Principal bedroom with en-suite
- Family bathroom
- Allocated parking space
- EPC B

Description

Nestled within a popular residential setting, this attractive three-bedroom semi-detached house offers well-proportioned accommodation arranged over two floors, making it an excellent choice for families, first-time buyers or those looking for a comfortable modern home.

The ground floor welcomes you with a bright and inviting living room, providing a comfortable space for relaxing and entertaining. A separate kitchen offers a practical and dedicated area for everyday cooking and dining, while a convenient downstairs WC completes the ground-floor accommodation.

Upstairs, the property provides three well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room. A separate family bathroom serves the remaining bedrooms.

With its appealing layout, three bedrooms and useful en-suite and downstairs WC facilities, this property offers versatile accommodation with plenty of scope to create a welcoming family home.





Heating and Glazing

The property benefits from gas central heating and is fully double glazed.

Garden and Parking

The property benefits its own private garden space and allocated parking.

Location

Pinkie Braes is a popular residential area situated on the eastern side of Musselburgh, offering a convenient setting for modern family living with excellent access to the town and the wider East Lothian and Edinburgh area.

Musselburgh itself provides a wide range of local amenities, including shops, cafés, restaurants, leisure facilities and everyday services. The town also benefits from its attractive coastal setting, with the River Esk, Musselburgh Links and nearby open spaces providing opportunities for walking and outdoor recreation.

The area is well placed for families, with a number of primary schools serving Musselburgh, while secondary education is provided locally. Rosehill High School opened in 2023, adding modern secondary school facilities within the wider Musselburgh area.

Valuation

The property has been valued at £270,000, and the Home Report is available from the ESPC website.

EPC and Council Tax

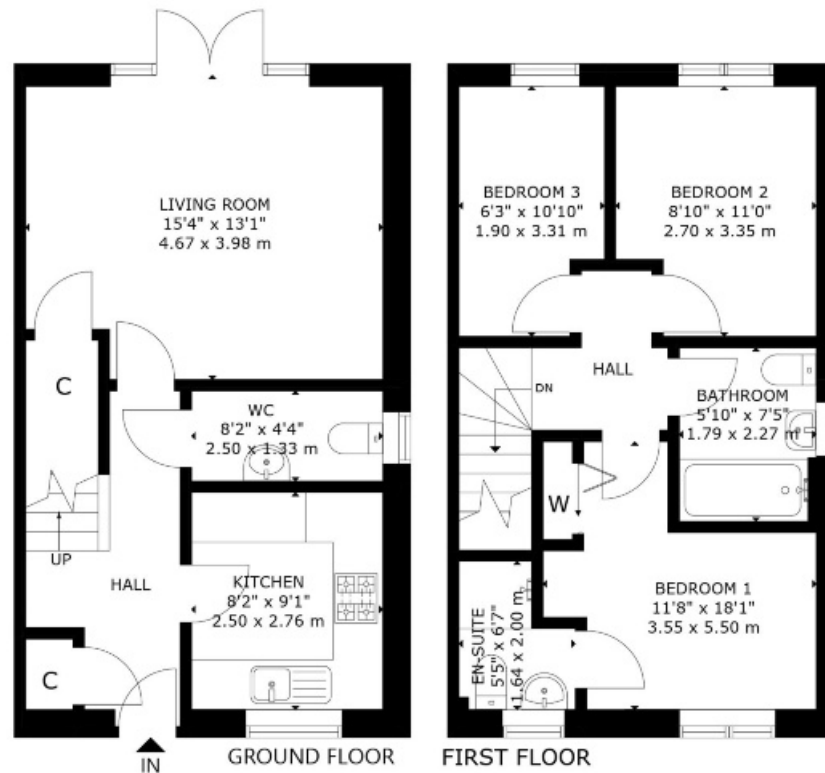
The property has a B-rated Energy Performance Certificate and lies in Council Tax Band D.

Extras

The cooker, extractor hood, fridge freezer, and fitted fixtures and fittings are included in the sale price.

Viewing

To arrange a viewing, please contact the Agents on 0131 229 3399.



26 MORAY WAY, MUSSELBURGH, EH21 7QY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 829 SQ FT / 77 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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