



110B MacBeth Moir Road
Musselburgh, EH21 8EB

deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Two External Storage Cupboards
- Private Front & Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



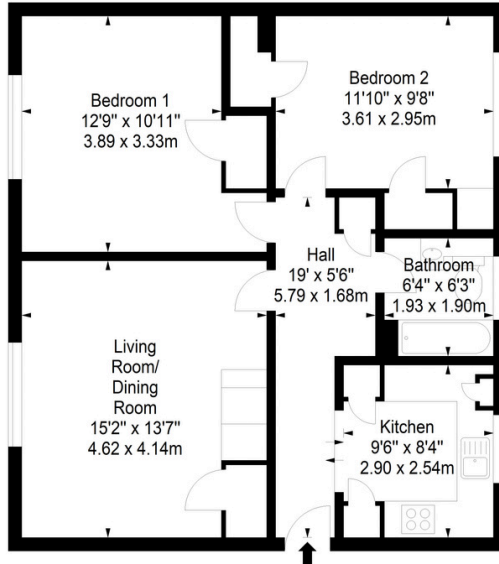
This well-presented ground-floor flat is ideally situated in the popular coastal town of Musselburgh. The property is conveniently located close to a wide range of local amenities available along the High Street, as well as a variety of leisure facilities and several excellent golf courses. There are excellent public transport links to Edinburgh by bus and train providing quick and easy access to the north and south. The accommodation comprises a welcoming entrance hallway, living room/dining room, tastefully presented kitchen, two good-sized double bedrooms and a bathroom with shower over bath. Externally, there are well-maintained private gardens to the front and rear of the property, along with two external storage cupboards. Free on-street parking is available in the area. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, blinds, oven, hob, hood, fridge-freezer, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided.



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Musselburgh,
East Lothian, EH21 8EB



Approx. Gross Internal Area
748 Sq Ft - 69.49 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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