



RALPH SAYER
SOLICITORS & ESTATE AGENTS



59B, MACBETH MOIR ROAD

MUSSELBURGH EH21 8DQ



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Boasting generous proportions and bright interiors, this two bedroom ground floor flat, offers a tranquil location on the easterly edges of popular Musselburgh, with fabulous outdoor spaces and extensive storage.



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FLOORPLAN

Ground Floor

Approx. 71.1 sq. metres (765.8 sq. feet)



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On entering the flat, chic grey walls and wood effect flooring showcase the contemporary style to come. The generous lounge diner enjoys a sunny westerly aspect and boast patio doors, which open directly onto the private front garden. It's proportions allows scope for lounge and dining furniture. Positioned to the rear is a stylish kitchen, fitted with sleek white gloss units, complemented by 'metro' tiling and stainless steel finishes. There is ample storage and workspace, with built-in oven, hob and chimney hood. The property offers two excellent double bedrooms, both enjoying built-in storage and they share an attractive three piece bathroom, with over bath shower and heated towel rail. Gas central heating and double glazing provide a comfortable home and additional storage is provided by two large storage cupboards, in the communal stairway. Outside space consists of a large private, sunny south-facing front garden and to the rear is a shared drying green along with a private garden plot.







MUSSELBURGH

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, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and 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 within the town including the the renowned Loretto School and Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.