



# 16 Moray Way, Musselburgh

Offers Over £280,000





## 16 Moray Way

Musselburgh

Well presented three bedroom semi detached home in a sought after modern development. Finished in neutral décor throughout, with excellent amenities and transport links nearby. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Three bedroom semi detached home.
- Popular Pinkie area of Musselburgh.
- Modern, move in condition throughout.
- Spacious kitchen/dining room.
- Principal bedroom with en-suite.
- Enclosed low maintenance garden.



### Entrance

10' 2" x 11' 10" (3.10m x 3.60m)

The property is entered via a spacious hallway which provides access to the kitchen, lounge, downstairs WC, two storage cupboards, and the staircase to the first floor. Grey carpet is fitted throughout the hallway and continues across the rest of the house. The space is finished with white panelled internal doors and a white balustrade staircase, giving a bright and modern feel. There are two pendant light fittings, a radiator, and heating controls located within the hall. The property benefits from two useful storage cupboards, one of which houses the electrical consumer unit and fuse board.

### kitchen

17' 5" x 9' 10" (5.30m x 3.00m)

The kitchen is fitted with a range of modern white wall and base units complemented by wood effect worktops, providing ample storage and workspace. Sandstone effect ceramic floor tiles add a practical and attractive finish. Integrated appliances include a fridge freezer, dishwasher and washing machine. There is a four burner gas hob with a stainless steel splashback and an electric oven below, along with a stainless steel sink positioned beneath the window. The room offers excellent space for family dining and entertaining, with ample room for a large dining table. Natural light is provided by windows to both the front and rear of the property, overlooking the street and rear garden respectively. The kitchen is illuminated by a pendant light fitting and four ceiling spotlights, while a radiator provides warmth and comfort.





### **lounge**

17' 5" x 10' 2" (5.30m x 3.10m)

The lounge is a bright and spacious family room, benefiting from a window overlooking the front of the property and patio doors providing direct access to the rear garden. Grey carpet underfoot and neutral décor create a comfortable and versatile living space, easily suited to a range of furnishings and styles. The room is finished with white panelled internal doors, complementing the modern décor found throughout the home. The room is well proportioned, offering ample space for family living and entertaining. It is fitted with two pendant light fittings and two radiators, ensuring the room is both well lit and comfortable throughout the year.

### **WC**

5' 11" x 7' 3" (1.80m x 2.20m)

The property benefits from a handy downstairs WC, fitted with a white two piece suite comprising a WC and wash hand basin. The room features a tiled floor and tiled splashback, providing a practical and easy to maintain finish. Natural light is provided by an opaque window, ensuring privacy while brightening the space. Additional features include a radiator and a pendant light fitting.





### Principle Bedroom

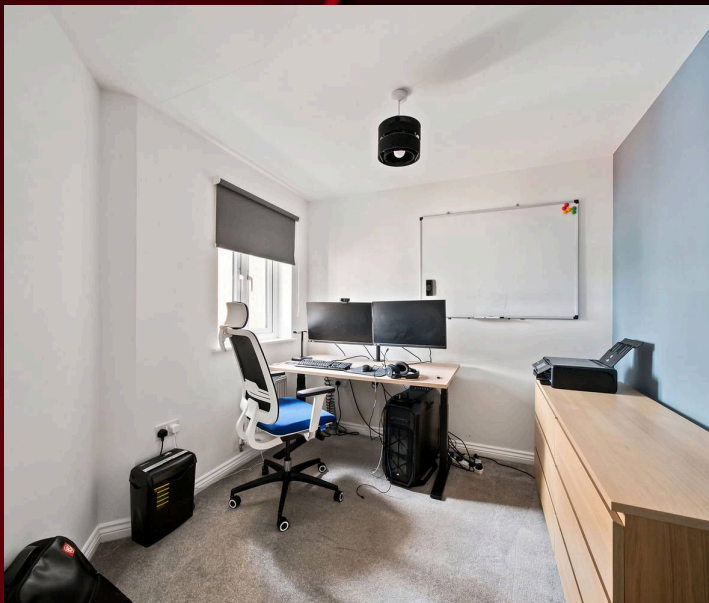
13' 1" x 9' 10" (4.00m x 3.00m)

The principal bedroom is a well proportioned double room, offering ample space for freestanding furniture in addition to the fitted wardrobes, which provide excellent storage. The room is finished with grey carpet underfoot and benefits from a radiator and pendant light fitting. A south west facing window overlooking the front of the property allows for plenty of natural light throughout the day, creating a bright and welcoming space. The bedroom further benefits from an en-suite shower room, fitted with a white two-piece suite comprising a WC and wash hand basin. There is a shower enclosure with a glass cubicle door and electric shower. The en-suite features a tiled floor, three ceiling spotlights, an extractor fan and an opaque window, providing both natural light and privacy.

### Bedroom Two

15' 9" x 8' 6" (4.80m x 2.60m)

Bedroom Two is a spacious double bedroom with the added benefit of built in double wardrobes, providing excellent storage. The room is finished with grey carpet underfoot and features modern neutral décor, complemented by a blue feature wall which adds a welcome burst of colour and character. A large south facing double window allows an abundance of natural light into the room, creating a bright and airy feel. The room also benefits from a radiator and pendant light fitting.





### **Bedroom Three**

10' 10" x 8' 2" (3.30m x 2.50m)

Currently utilised as a home office, this versatile room could easily serve as a bedroom, nursery or study to suit a purchaser's needs. The room is finished with grey carpet underfoot and benefits from a window overlooking the rear garden, providing a pleasant outlook and good levels of natural light. Further features include a radiator and pendant light fitting.

### **Family bathroom**

6' 11" x 6' 7" (2.10m x 2.00m)

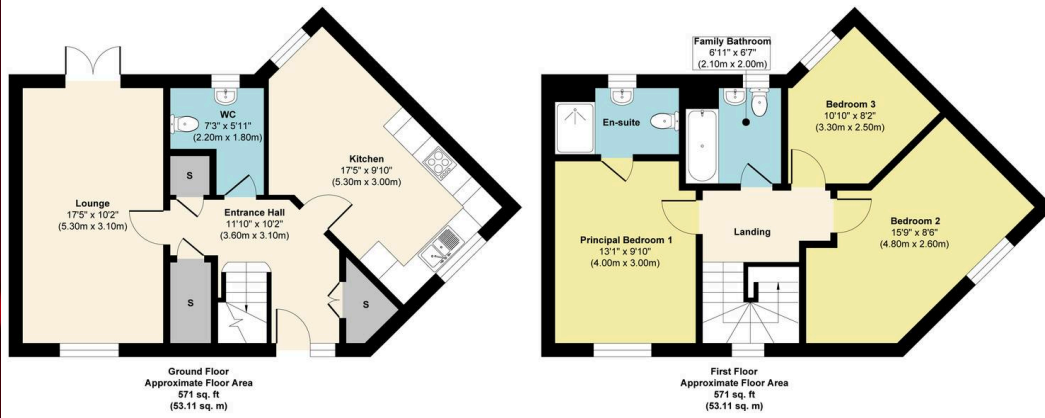
The family bathroom is fitted with a modern white suite comprising a WC, wash hand basin and shower over bath. A glass shower screen and recently installed electric shower provide both practicality and convenience. The room is finished with grey floor tiles and sandstone effect wall tiling to the bath and splashback areas, creating a clean and contemporary look. Natural light is provided by a window, while an extractor fan offers additional ventilation. Further features include three ceiling spotlights, a radiator and neutral décor throughout.

### **Garden**

The rear garden is accessed directly from the lounge via patio doors, creating an ideal space for indoor outdoor living. Designed with ease of maintenance in mind, the garden is laid with artificial grass, providing a neat and practical outdoor area to enjoy throughout the year. The garden also benefits from a drying whirllig and is fully enclosed by timber fencing, creating a secure space for children and pets.

### **ON STREET**

2 Parking Spaces



Approx. Gross Internal Floor Area 1142 sq. ft / 106.22 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>79</b>	<b>84</b>

England, Scotland & Wales

EU Directive  
2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>85</b>	<b>86</b>

England, Scotland & Wales

EU Directive  
2002/91/EC





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