




McEwan Fraser Legal

Solicitors & Estate Agents

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99 Salters Road

WALLYFORD, MUSSELBURGH, EH21 8AF

MUSSELBURGH

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Wallyford is situated only two miles south-east of Musselburgh and immediately adjacent to the A1. It is surrounded by open countryside and provides pleasant walkways and cycle tracks.

Straddling the A6094 Wallyford has become a popular commuter base with its own railway station within walking distance of the property, providing easy links with Edinburgh city centre and surrounding towns and villages. Additionally, a new Park and Ride facility have added to the regular connections for commuters.

There is a primary school, Post Office and local shops and a wider range of facilities, including secondary schools and an excellent choice of shops and services, at nearby Musselburgh. There are further high street retail units available at Fort Kinnaird Retail Park in Newcraighall.



99 SALTERS ROAD

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McEwan Fraser Legal is delighted to present this two bedroom end terrace villa in Wallyford. The property is in walk-in condition. The property showcases well-proportioned rooms throughout, a large rear garden and an excellent location for transport links. Inside, the property comprises of:

- Fully equipped modern kitchen with appliances and access to a large rear garden
- A comfortable living room to the front with useful under stair storage
- Two good sized double bedrooms with space for free standing furniture arrangements
- Family bathroom with white three piece suite and shower
- Gas central heating and double glazed windows

In addition to this, the property includes attic space, parking, an easy to maintain front garden, laid lawn garden to the rear with decking and plenty of on-street parking available. This is a rare opportunity to acquire a well-maintained home in a popular location.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.26m (14')
Kitchen	4.38m (14'4") x 2.50m (8'2")
Bedroom 1	4.60m (15'1") x 3.21m (10'6")
Bedroom 2	3.59m (11'9") x 3.37m (11'1")
Bathroom	2.20m (7'3") x 1.82m (6')

Gross internal floor area (m²): 80m²

EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floor coverings, white goods and appliances.





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Text and description
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