




McEwan Fraser Legal

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9 Chuckers Row

WALLYFORD, EAST LOTHIAN, EH21 8JP

THE LOCATION

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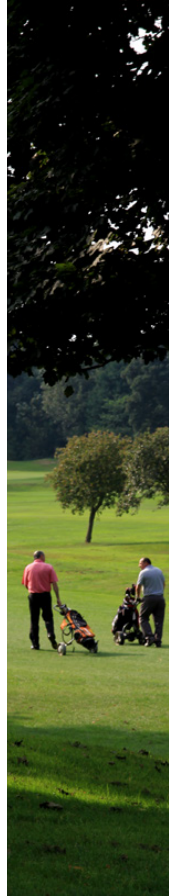
Situated in picturesque East Lothian, on the outskirts of Musselburgh (a bustling, seaside market town), the historic village of Wallyford is ideally positioned for easy access to the A1, A720, City Bypass and M8. With its frequent bus service, park and ride facilities and local train station - enabling rail passengers to reach Edinburgh city centre within 10 minutes - Wallyford is a popular commuter base and is currently undergoing an exciting new phase of expansion.

Transport links aside, Wallyford also features a friendly post office, two convenience stores, a pharmacy and village garden centre. In addition to Wallyfords pre-existing primary school, new primary and secondary schools and further shopping facilities are due for completion in 2020.

Young families can also benefit from close proximity to Dalkeith Adventure Playground, local nurseries/playgroups and East Links Country Park/miniature zoo.

For those who love the great outdoors, East Lothian offers award-winning beaches, golf courses, nature trails and numerous historic sites.

If retail and leisure suit your tastes, a short drive to Musselburgh town centre, or Fort Kinnaird Retail Park, and you'll discover an array of high street shops, cafe's, bars, restaurants, excellent banking facilities, a cinema, swimming pool and private health clubs with gyms, saunas and spas.



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An excellent opportunity has arisen to acquire this well presented, three bedroom, semi-detached villa, making for an ideal family home. Located within the popular village of Wallyford, viewing of this property is highly recommend.

Internally the accommodation is in immaculate decorative order, consisting of;

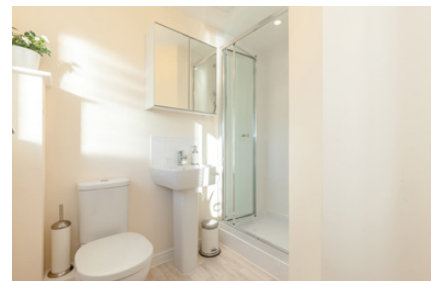
Ground Floor: entrance hallway, two-piece WC with chrome heated towel rail, a bright spacious lounge featuring decorative fireplace and an open plan kitchen/diner, benefiting from integrated 4 gas hob/oven, extractor hood, 50/50 integrated fridge freezer, wine rack, under stair storage cupboard and access to the rear garden via double patio doors.

First Floor: two double bedrooms - one of which includes a three-piece en-suite shower-room with double cubicle - both feature built-in double wardrobes with mirrored doors. A further single bedroom has optional use as an home office or dressing area. The three-piece family bathroom has feature tiling, overhead shower, glass bath screen and a chrome heated towel rail.

Attic: accessed via the landing, the attic provides additional storage space with potential for future expansion.

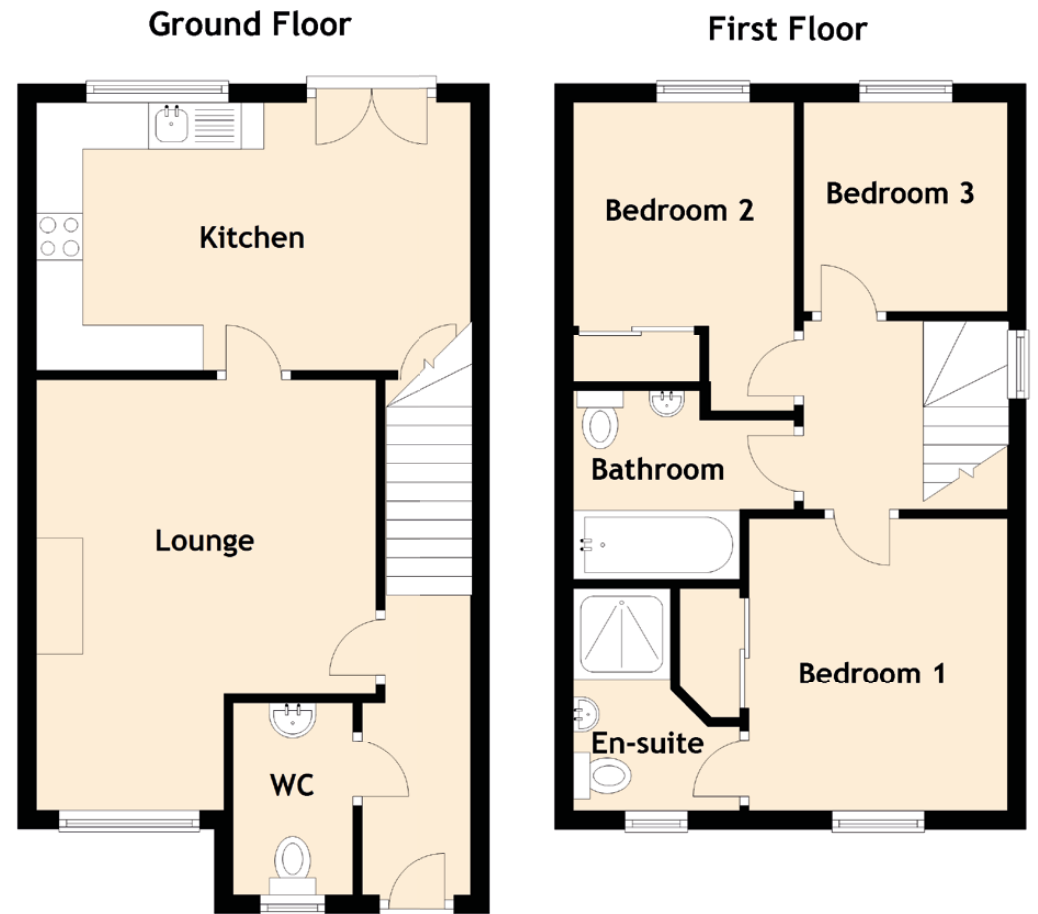
The property benefits from: gas central heating, full double glazing, private gardens to front and rear - including a patio area, garden shed, outdoor tap and the optional addition of a front facing driveway - while ample parking to the rear of the property accommodates residents and visitors alike.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.64m (15'3") x 3.66m (12')
Kitchen	4.68m (15'4") x 2.89m (9'6")
Bedroom 1	3.15m (10'4") x 2.94m (9'8")
En-suite	2.40m (7'10") x 1.70m (5'7")
Bedroom 2	3.32m (10'11") x 2.44m (8')
Bedroom 3	2.25m (7'5") x 2.20m (7'3")
Bathroom	2.40m (7'11") x 2.03m (6'8")
WC	2.07m (6'9") x 1.29m (4'3")

Gross internal floor area (m²): 75m² | EPC Rating: B

Extras (Included in the sale): All fixtures and fittings e.g. blinds, curtain poles, light fittings, mirrored wardrobes, bathroom cabinets, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation

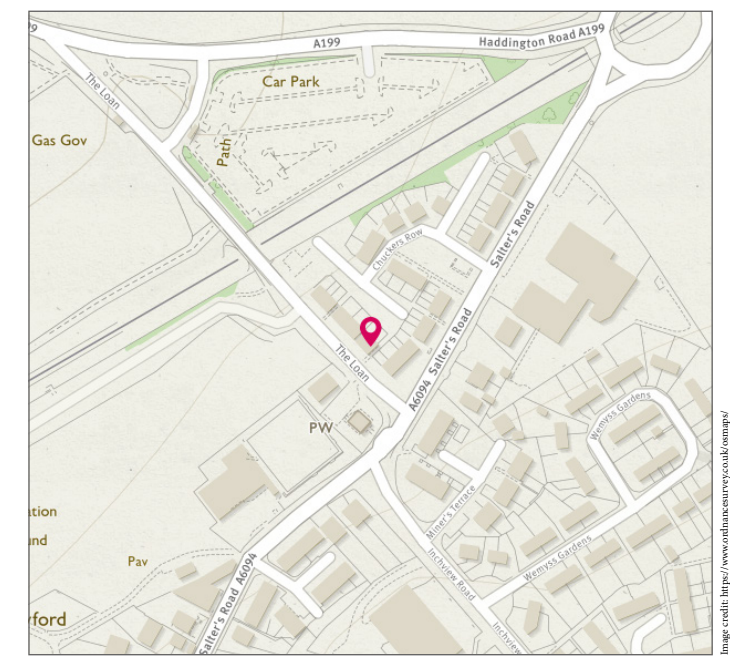


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