

20 Fa'side Drive

WALLYFORD, EAST LoTHIAN, EH21 8AL



*SPACIOUS TWO BEDROOM SEMI-DETACHED
HOUSE IN WALLYFORD*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this two-bedroom semi-detached house in excellent condition and has been well looked after by the current owners.

Inside, the property comprises:

- Spacious living area accessed from the main hall and gives access to the breakfasting kitchen
- The living room offers various possibilities for furniture configuration
- Fully equipped kitchen with direct access to the private rear garden
- There are two double bedrooms which are bright and spacious
- There is one main family bathroom with a three piece suite and shower over the bath

In addition, the house benefits from full double glazing, gas central heating and private front and rear gardens. The front of the property has a mono blocked driveway and will accommodate two cars with ease.









bedroom 1

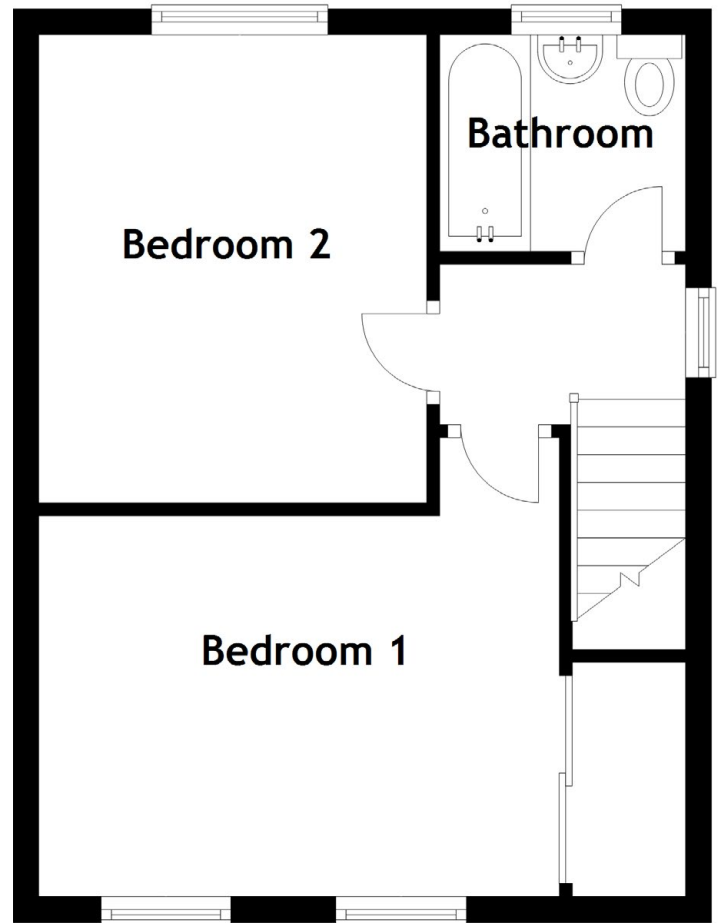
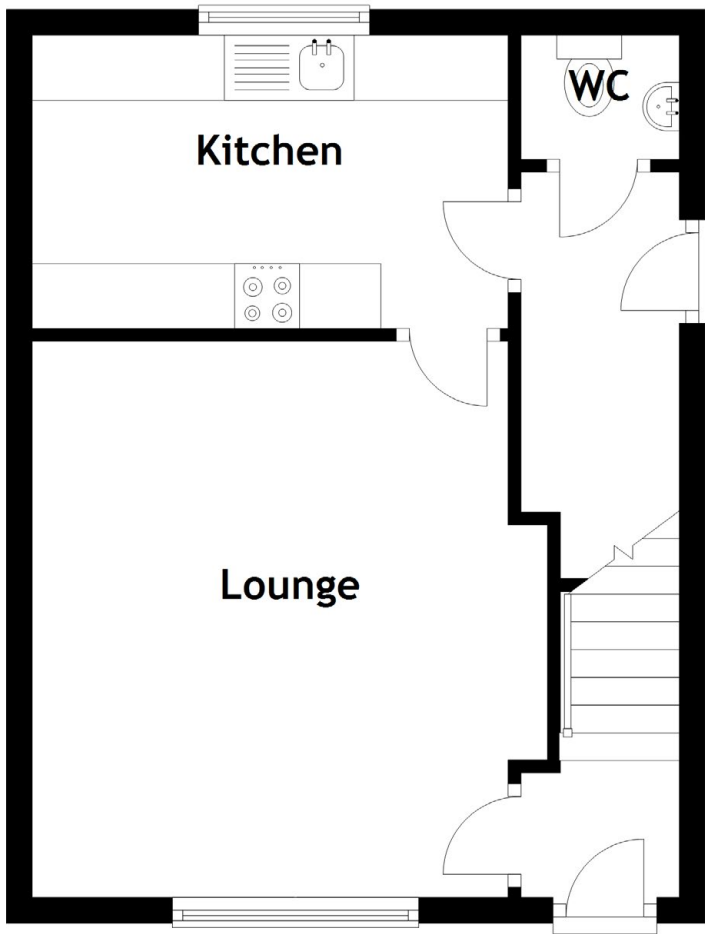




bedroom 2







Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 4.29m (14'1") x 3.67m (12') |
| Kitchen | 3.67m (12') x 2.26m (7'5") |
| WC | 1.22m (4') x 0.96m (3'2") |
| Bedroom 1 | 4.01m (13'2") x 3.54m (11'7") |
| Bedroom 2 | 3.61m (11'10") x 2.99m (9'10") |

| | |
|---|-----------------------------|
| Bathroom | 1.95m (6'5") x 1.67m (5'6") |
| Gross internal floor area (m ²): 68m ² | |
| EPC Rating: C | |



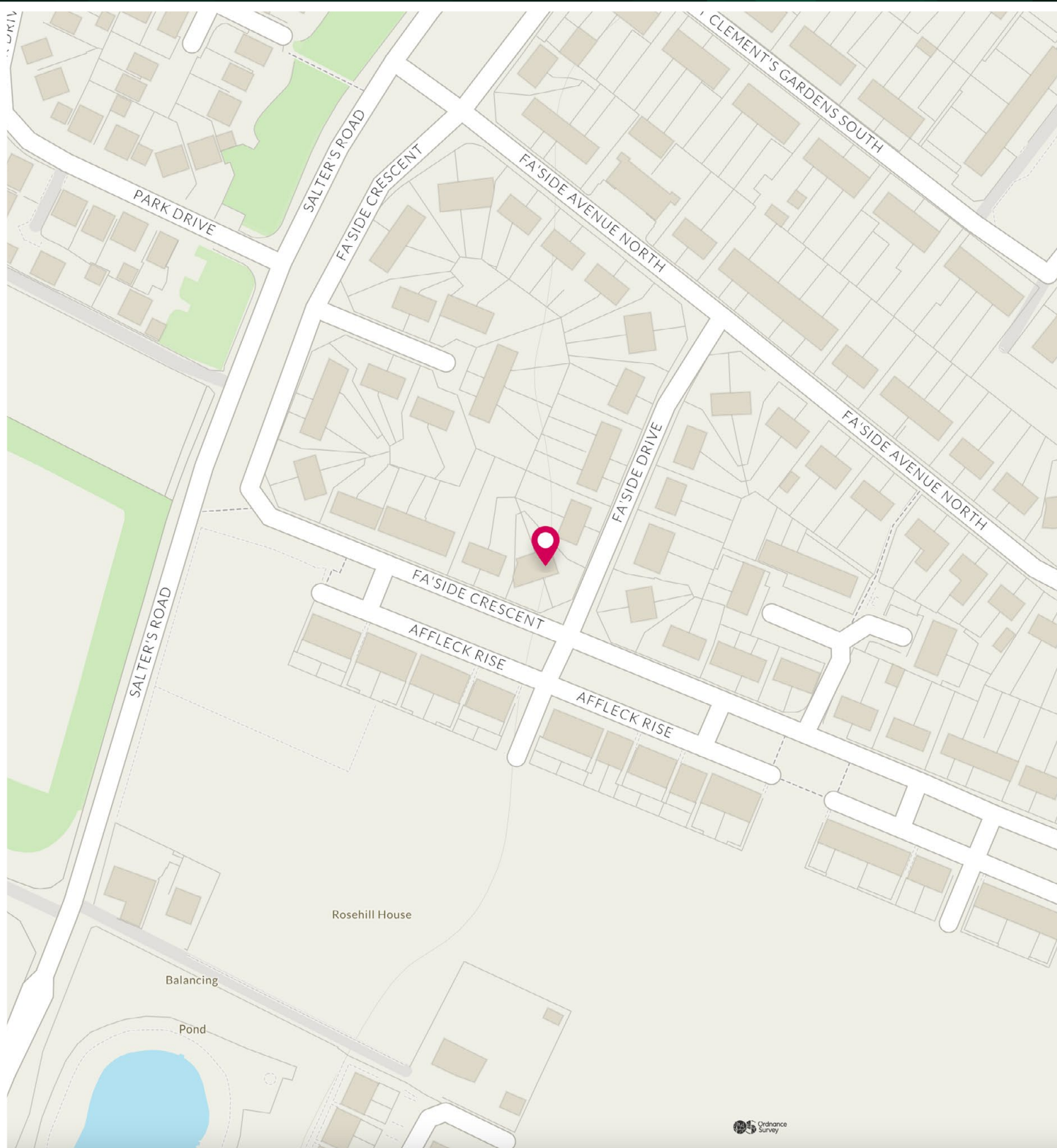




Wallyford is situated only two miles south east of Musselburgh and immediately adjacent to the A1. It is surrounded by open countryside and provides pleasant walkways and cycle tracks.

Straddling the A.6094 Wallyford has become a popular commuter base with its own railway station linking quickly and easily with Edinburgh City Centre and surrounding towns and villages.

Additionally a new park and ride facility has added to the regular connections for commuters. There is a primary school, post office and local shops. A wider range of facilities including secondary schools and an excellent choice of shops and services are available in nearby Musselburgh plus further “High Street” retail units available at Fort Kinnaird Retail Park in Newcraighall.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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