

# 14 Harvey Avenue

WALLYFORD, MUSSELBURGH, EH21 8FA



*Two-bedroom house which occupies a prime position  
in a sought-after modern development in Wallyford*



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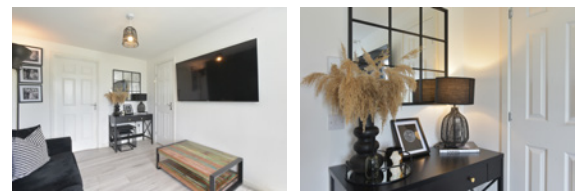


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McEwan Fraser Legal is delighted to present this two-bedroom house which occupies a prime position in a sought-after modern development in Wallyford. The property is presented to the market in excellent condition and would be an ideal first-time buy.

# THE LIVING ROOM



The ground floor accommodation is focused on the bright and well-proportioned living room which boasts contemporary décor and plenty of space for the new owner to create their ideal entertaining space.

# THE KITCHEN



A generous kitchen overlooks the rear garden and includes a full range of base and wall-mounted units set against a tiled splashback. The kitchen has plenty of prep and storage space and an integrated gas hob and electric oven. There is a ground-floor WC accessed from the kitchen.





Climbing the stairs, the front-facing master bedroom is particularly generous with ample floor space for a full range of freestanding furniture to complement an integrated storage cupboard. The second bedroom is a further well-proportioned double bedroom that has a large built-in wardrobe. The bathroom is partially tiled and includes a three-piece white suite with a shower over the bath.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



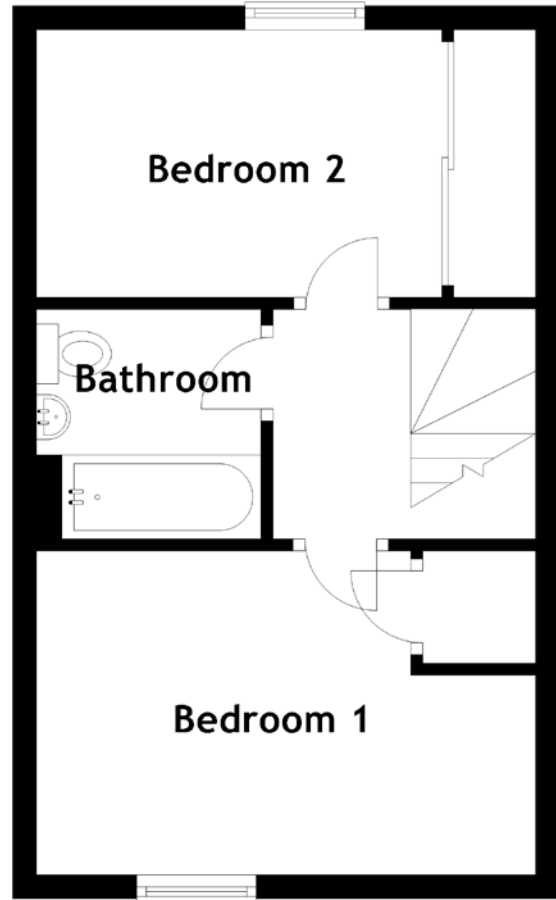
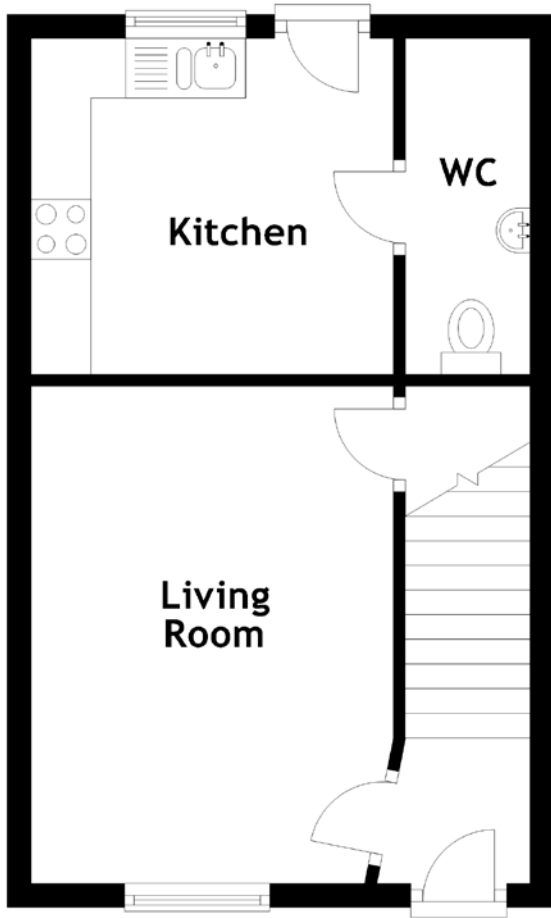
In addition, the property includes parking to the rear, a private back garden, double glazing, and modern gas central heating which creates a warm and cost-effective home year-round.

This is an ideal starter home in a good area and viewing is highly recommended.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

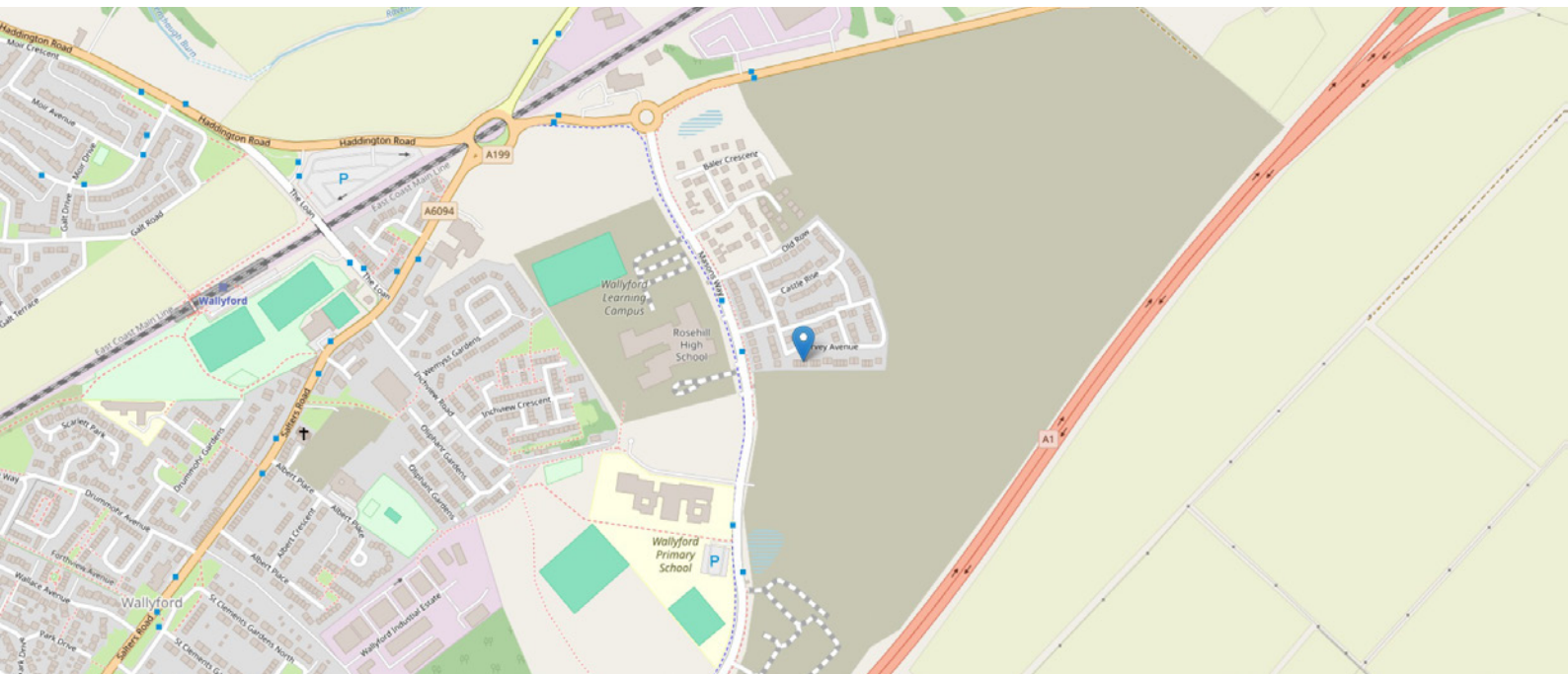


Approximate Dimensions (Taken from the widest point)

Living Room 4.16m (13'8") x 3.03m (9'11")  
 Kitchen 3.03m (9'11") x 2.81m (9'3")  
 WC 2.81m (9'3") x 1.04m (3'5")

Bathroom 1.92m (6'4") x 1.88m (6'2")  
 Bedroom 1 4.12m (13'6") x 2.71m (8'11")  
 Bedroom 2 3.39m (11'1") x 2.24m (7'4")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Approximately 9 miles east of Edinburgh city centre, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks to East Lothian's idyllic sandy coastline and its wealth of renowned golf courses. Wallyford also provides a quick and easy commute into Edinburgh thanks to the nearby A1.





The village is well served by local amenities, with convenience stores, a post office, and eateries. Further shops, supermarkets, pubs, and cafes can also be enjoyed in the thriving coastal town of Musselburgh, which is only two miles away. More extensive shopping and leisure facilities are on offer at nearby Fort Kinnaird Retail Park as well. For schooling, primary and secondary education is provided locally at Wallyford Primary School and the new Rosehill High School which forms part of the Wallyford Learning Campus. Wallyford has excellent public transport links with its own railway station on the Edinburgh - North Berwick line, a handy Park and Ride, and regular bus services. It also offers quick access to the City of Edinburgh Bypass for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.



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