

18 Park Gardens

WALLYFORD, MUSSELBURGH, EH21 8DB



A bright and beautifully presented family home in the sought-after Wallyford



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McEwan Fraser Legal is delighted to present this impressive three-bedroom mid-terraced townhouse, perfectly situated in the popular Wallyford area of Edinburgh. Offering spacious, well-laid-out accommodation across three levels and presented in true move-in condition, this property represents an ideal family home. Early viewing is highly recommended to fully appreciate the quality and versatile living space on offer.

THE LIVING ROOM



The ground floor features a welcoming entrance hallway. The bright and comfortable living room is bathed in natural light and opens seamlessly into a generous conservatory, offering a sunny west-facing aspect and direct access to the rear garden.

THE CONSERVATORY



THE KITCHEN



The modern breakfasting kitchen is finished in crisp white tones and provides a range of wall and base units, integrated appliances including hob, dual oven, extractor hood, fridge freezer, dishwasher and washing machine, alongside a convenient breakfast bar. A contemporary shower room fitted with a fresh white suite, vanity storage, heated towel rail and extractor fan completes the ground floor.



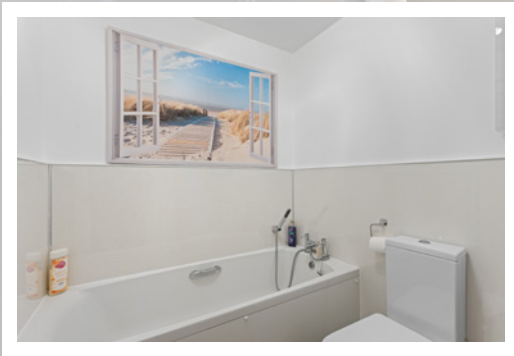
THE SHOWER ROOM





On the first floor, there are two well-proportioned double bedrooms, both with built-in mirrored wardrobes, and a stylish three-piece family bathroom, partially tiled and featuring practical storage and a shower over the bath.

THE BATHROOM



BEDROOM 2

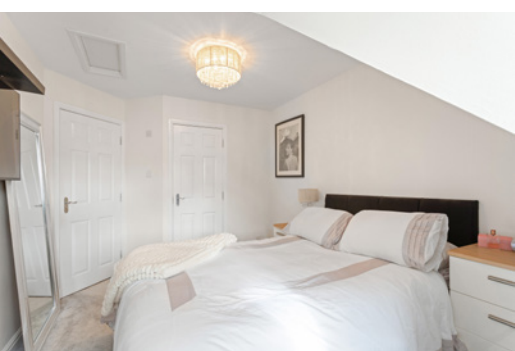


BEDROOM 3



The second floor is dedicated to the spacious principal bedroom, complete with Velux windows, built-in wardrobes and a contemporary three-piece en-suite shower room, providing a private retreat.

BEDROOM 1



Additional benefits include gas central heating, full double glazing, private garden grounds to the front, a secure west-facing rear garden with low-maintenance artificial lawn, and ample off-street parking for both residents and visitors.

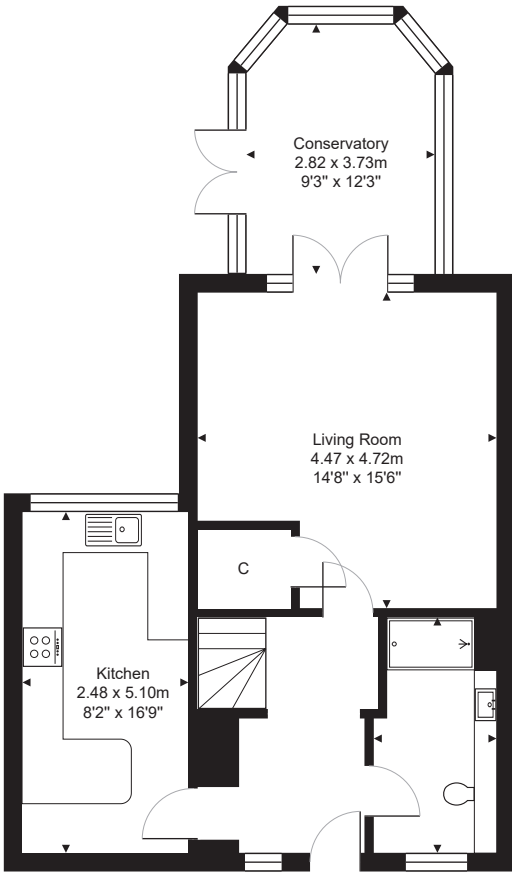
This is a beautifully presented home in a sought-after location, offering excellent access to local amenities, schooling, and transport links into Edinburgh.

EXTERNALS



FLOOR PLAN & DIMENSIONS

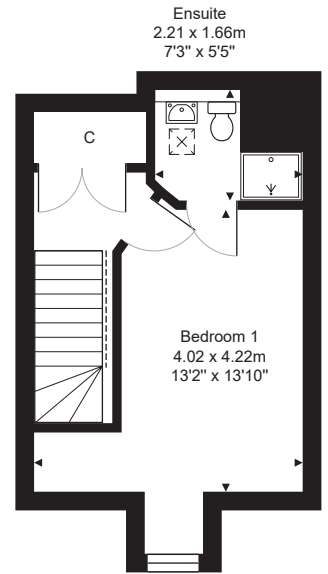
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Ground Floor



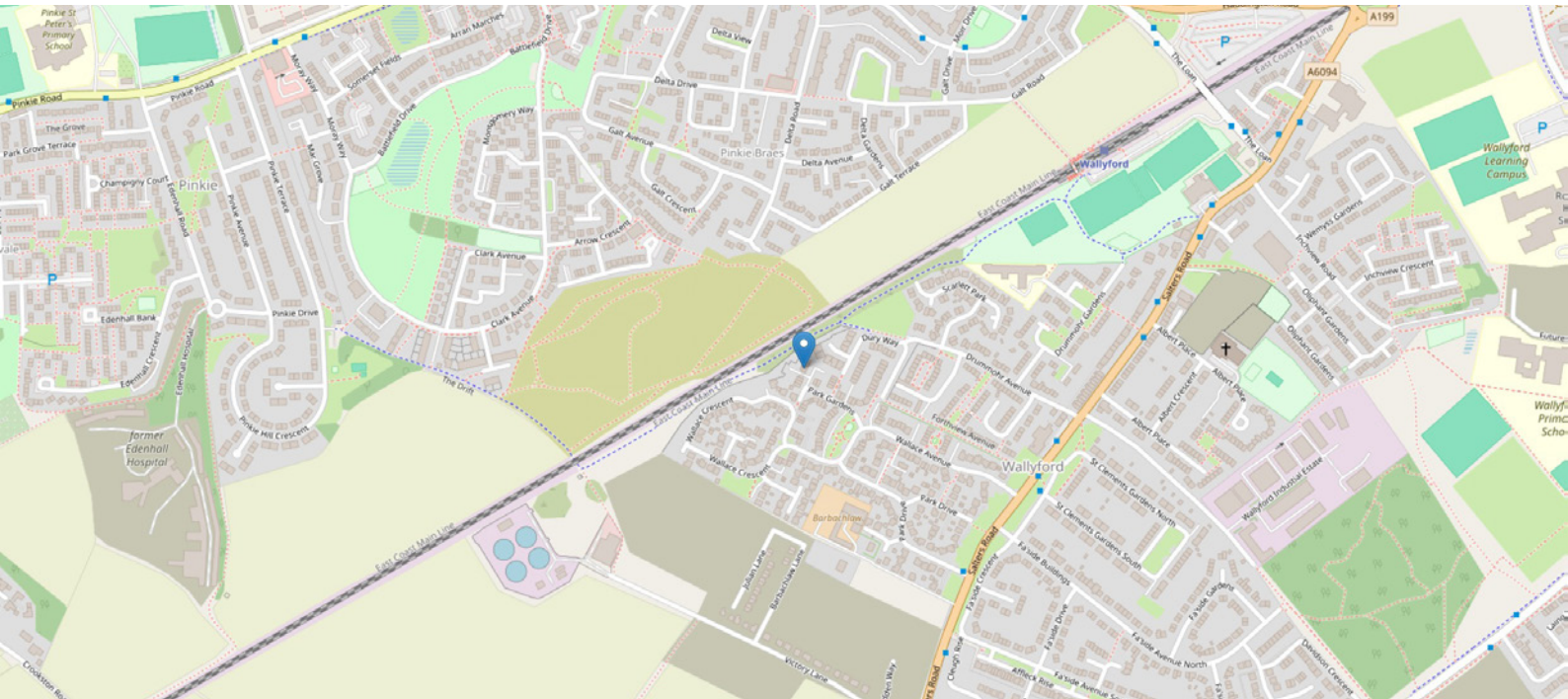
First Floor



Second Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 108m² | EPC Rating: C



THE LOCATION

Situated in the popular village of Wallyford, Park Gardens offers a convenient and well-connected location ideal for a range of buyers. The area benefits from a variety of local amenities, including shops, cafés, and everyday services, while a wider selection of retail, leisure, and dining options can be found in nearby Musselburgh and Fort Kinnaird Retail Park.





Wallyford has excellent transport links, making it a practical choice for commuters. Wallyford Train Station provides regular services to Edinburgh city centre in under 15 minutes, while the nearby A1 offers quick road access to Edinburgh, East Lothian, and the wider motorway network. Regular bus services also operate through the village.

The area is well served by local schooling at both primary and secondary levels, and there are a number of leisure opportunities nearby, including golf courses, coastal walks, and green spaces. The beautiful East Lothian coastline, with its sandy beaches and scenic villages, is also within easy reach.

Combining village charm with excellent connectivity, Park Gardens in Wallyford is a desirable location for those seeking a balance of community living and easy access to the capital.



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