




McEwan Fraser Legal

Solicitors & Estate Agents

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26 Albert Crescent

WALLYFORD, EAST LOTHIAN, EH21 8LF



The Location

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 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.



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An excellent opportunity has arisen to acquire this spacious four-bed upper villa, making for an ideal family home while being well located within the popular East Lothian town of Wallyford.

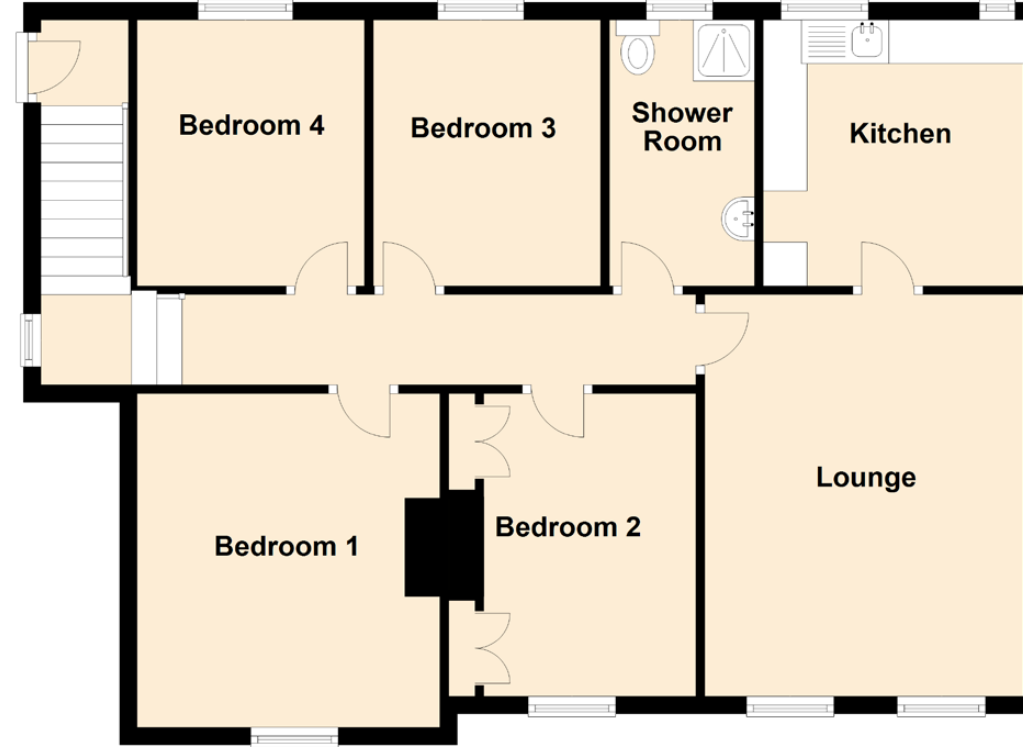
Internally this accommodation could benefit from modernisation, while briefly consisting of an entrance hallway, a

bright and spacious lounge/diner with a feature electric fire including surround and a fully fitted, partially tiled kitchen. There are four double bedrooms, two of which have two double built-in wardrobes and the fully splash-backed wet room has a chrome heated towel rail.

This property also benefits from gas

central heating, full double glazing and private side and rear garden grounds, including a double driveway with a gated entry which accommodates for secure off-street parking for up to four cars. Visitors can take full advantage of the unrestricted on-street parking. Viewing of this property is highly recommended.





**Approximate Dimensions
(Taken from the widest point)**

Lounge	4.59m (15'1") x 3.65m (12')
Kitchen	3.04m (10') x 2.98m (9'9")
Bedroom 1	3.81m (12'6") x 3.46m (11'4")
Bedroom 2	3.46m (11'4") x 2.54m (8'4")
Bedroom 3	3.04m (10') x 2.60m (8'6")
Bedroom 4	3.04m (10') x 2.60m (8'6")
Shower Room	3.00m (9'10") x 1.66m (5'5")

Gross internal floor area (m²): 84m²
EPC Rating: C

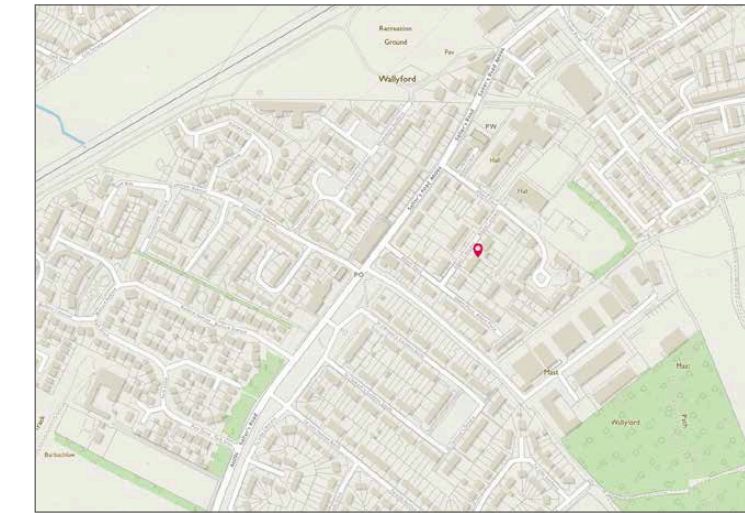


Image credit: <https://www.onlincs.co.uk/maps/>




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