

12 Fa'side Gardens

WALLYFORD, MUSSELBURGH, EAST LoTHIAN, EH21 8AX



Spacious Three Bedroom Terraced House In Wallyford



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McEwan Fraser Legal is delighted to present this three bedroom terraced house in excellent condition and has been well looked after and upgraded by the current owner.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is 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.

THE KITCHEN





- There are two double bedrooms which are spacious.
- There is a fully floored attic space which has been converted to a bedroom however, no planning has been acquired. The attic also has a two-piece toilet.
- There is one main family bathroom with a shower, toilet and sink as well as the two-piece WC on the top floor.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



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.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.30m (14'1") x 4.00m (13'1")
Kitchen	5.00m (16'5") x 2.20m (7'3")
Shower Room	2.00m (6'7") x 1.70m (5'7")
Bedroom 1	4.00m (13'1") x 3.40m (11'2")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")

Bedroom 3
WC

4.00m (13'1") x 3.80m (12'6")
2.10m (6'11") x 1.10m (3'7")

Sun Room

4.10m (13'6") x 1.90m (6'3")

Gross internal floor area (m²): 87m²
EPC Rating: C



THE LOCATION

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.

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