

13 Rosehill Cusp

WALLYFORD, MUSSELBURGH, EAST LoTHIAN, EH21 8FH



*Spacious three-bedroom mid terraced house
in this popular development within the East
Lothian town of Wallyford*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this spacious three-bedroom terraced family home in Wallyford, East Lothian.

THE LIVING ROOM



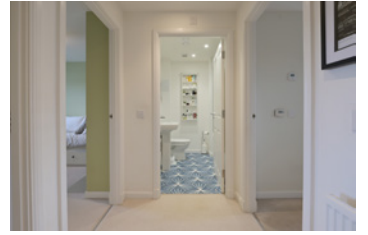
Inside, the property comprises a spacious living area which is generously proportioned and offers an array of possibilities for configuration.

THE KITCHEN



The fully equipped kitchen leads out to the private, landscaped rear garden. The kitchen is fitted with a gas hob, fan oven and integrated dishwasher with a freestanding fridge freezer. There is a utility cupboard where the washing machine is situated just off the hallway, and a WC on the ground floor.





There are three bedrooms in the property, ranging from the master bedroom, which has built-in wardrobes, to bedroom three, which is a single bedroom. The bathroom is fitted with a modern white three-piece suite fitted with a mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

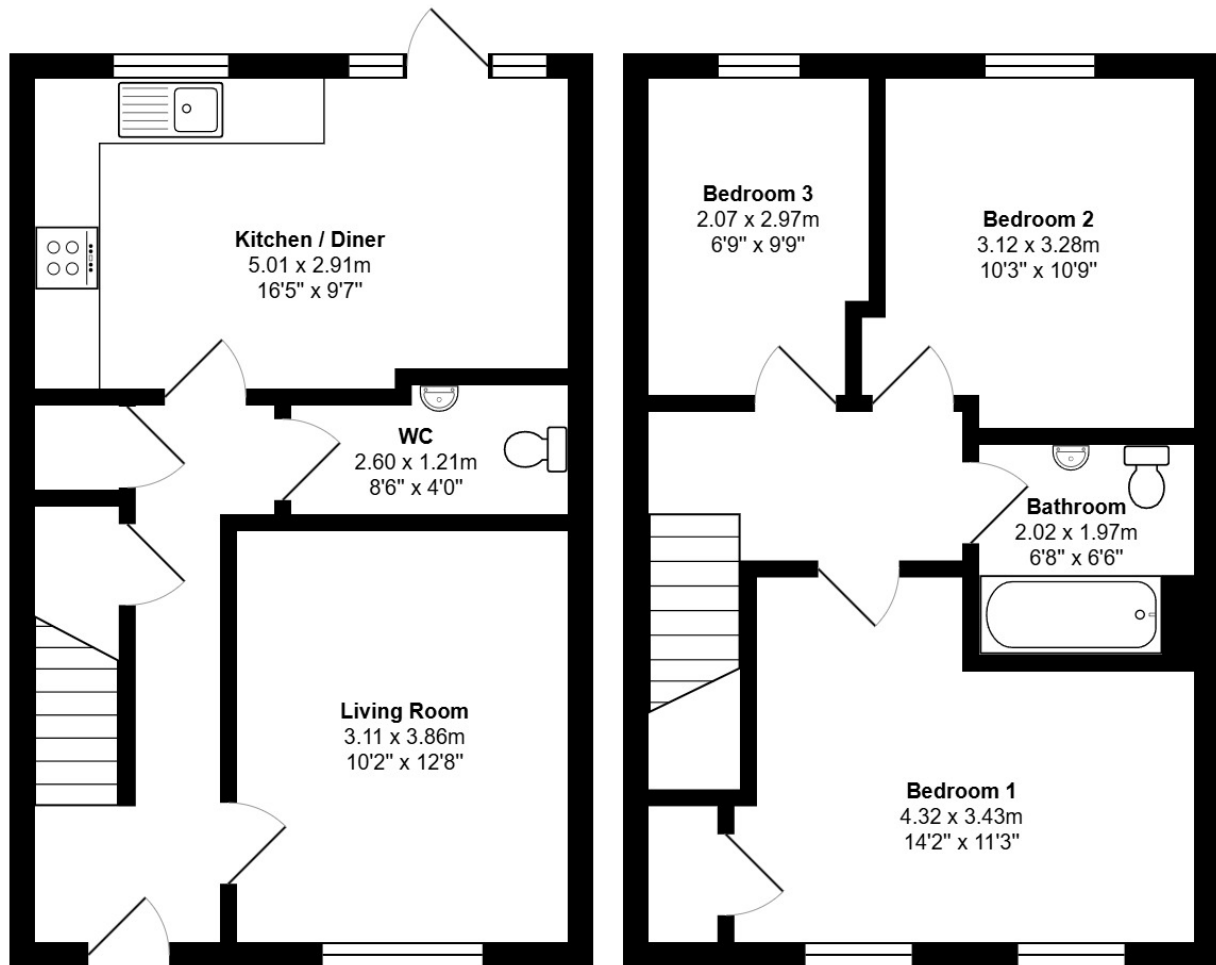


In addition to this, the property includes private residents' parking, free on-street parking, modern gas central heating and double-glazed windows, making for a cosy and cost-effective family home, year-round.

EXTERNALS

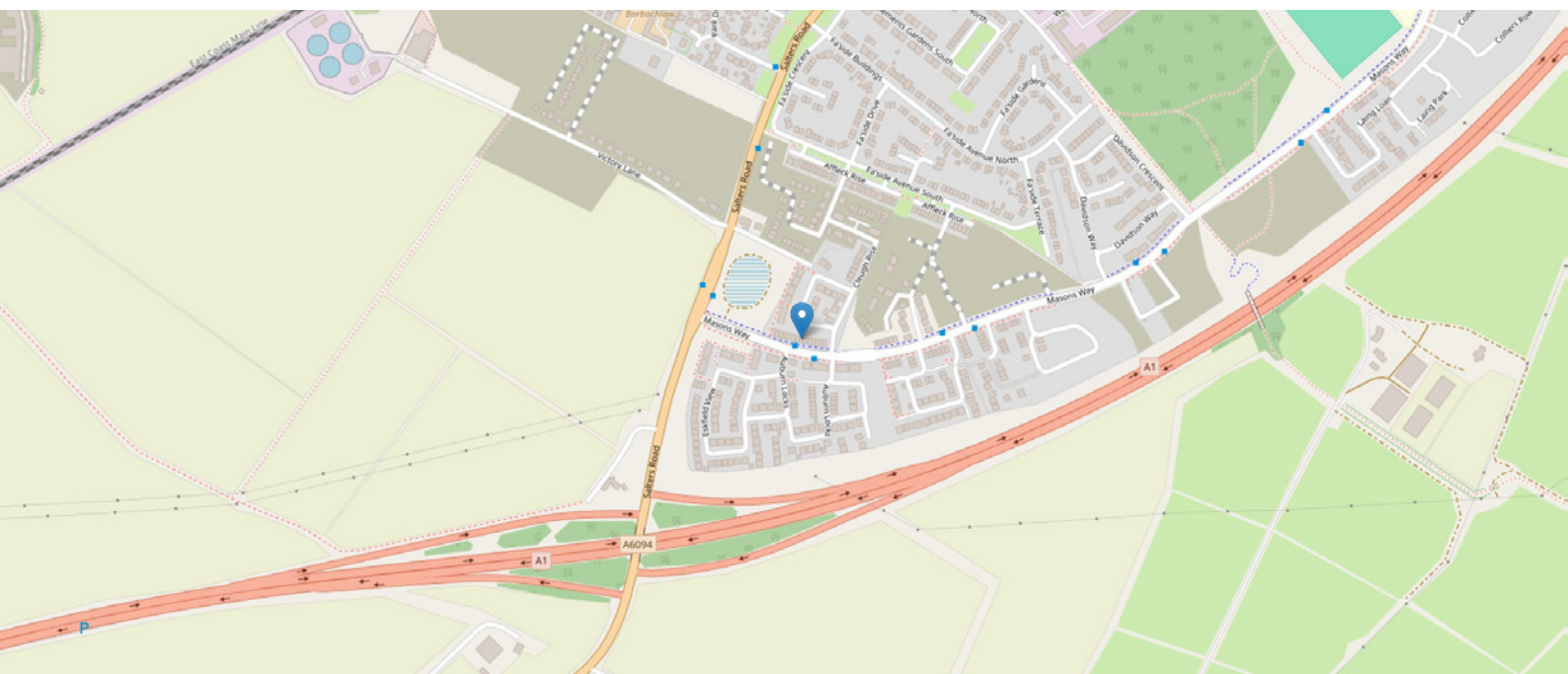


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 83m² | EPC Rating: B



THE LOCATION

Wallyford is situated only two miles southeast 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 been added to the regular connections for commuters.

There is a primary school, a 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

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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