

# 80 Wallace Crescent

WALLYFORD, MUSSELBURGH, EAST LOTHIAN, EH21 8DD



*Spacious Three Bedroom End Terraced  
Townhouse In Wallyford*



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# THE LIVING ROOM



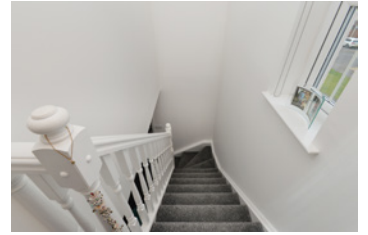
Inside, the property comprises of:

- Spacious living area which is generously proportioned with various possibilities for furniture arrangements as well as access to the private rear garden.
- Fully equipped kitchen which is accessed off the main hallway. Well-equipped with appliances, the kitchen gives this family home everything it needs.



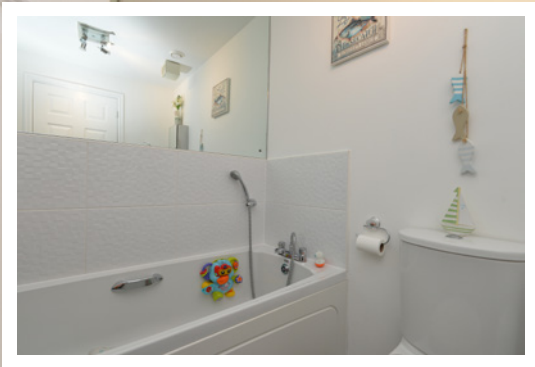
# THE KITCHEN





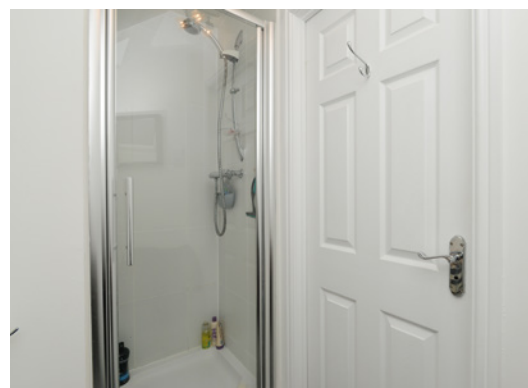
- There are two and a half bathrooms in the property, from the downstairs WC to the first-floor family bathroom with a three-piece white suite and finally the en-suite shower room on the top floor. All of which have been well looked after by the current owners.
- The house has three bedrooms which range in size from the master bedroom en suite on the top floor to the smaller bedroom on the first floor. All of the bedrooms are generously proportioned and offer multiple options for configuration and freestanding storage.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





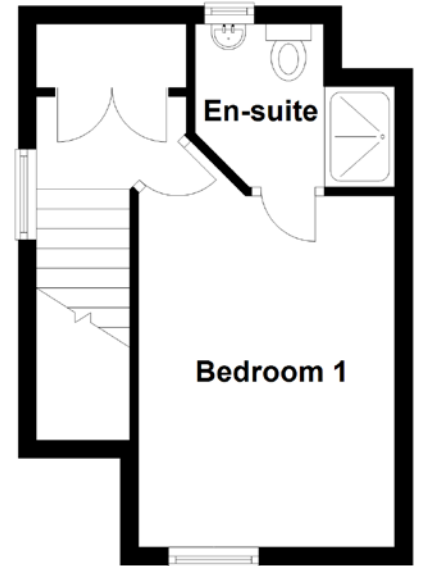
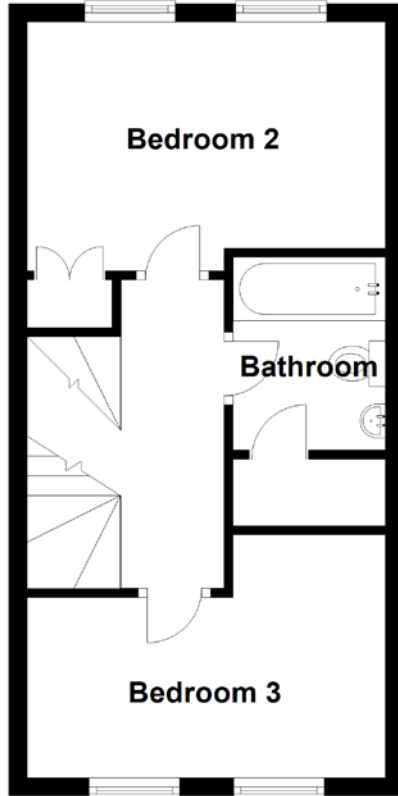
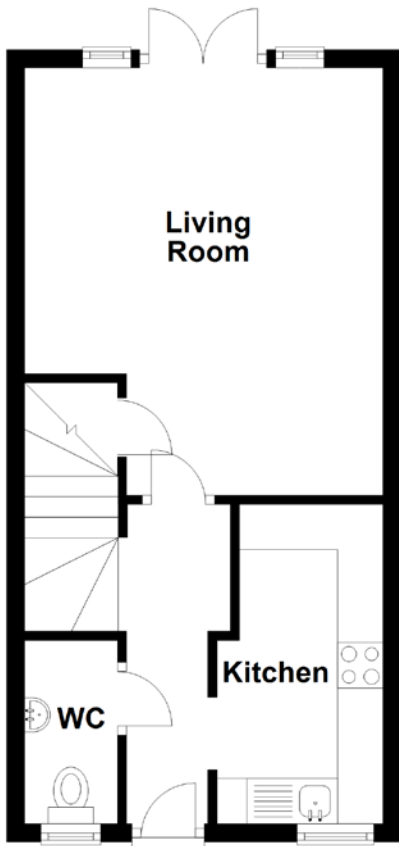
In addition, the property includes gas central heating and double-glazed windows making for an efficient, cost-effective home, year-round. There is also private, designated off-street parking in a car park as well as free on-street parking for residents and visitors alike.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



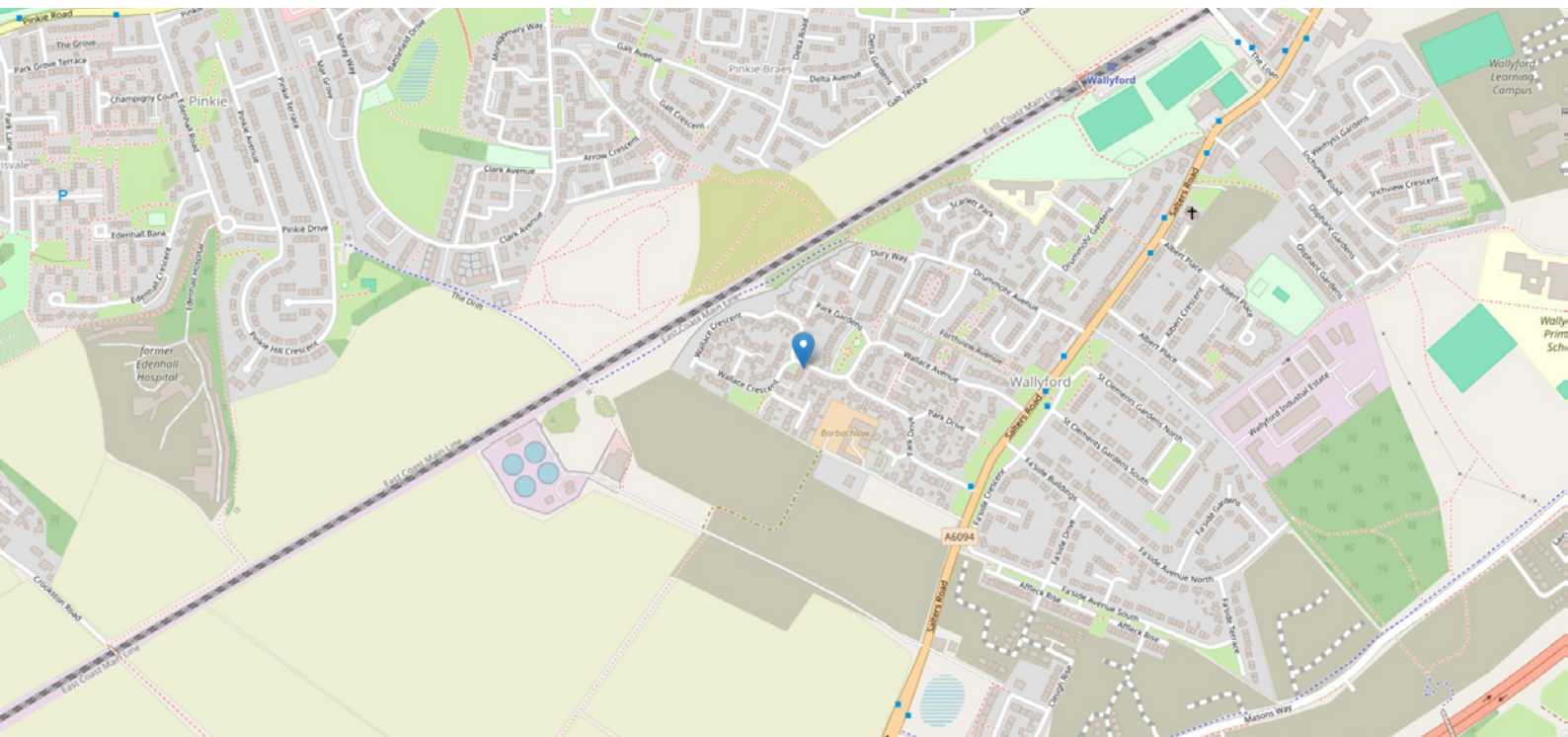
Approximate Dimensions (Taken from the widest point)

Living Room 4.71m (15'5") x 3.95m (13")  
 Kitchen 3.52m (11'7") x 1.83m (6')  
 WC 1.99m (6'6") x 0.86m (2'10")  
 Bathroom 2.13m (7') x 1.68m (5'6")

Bedroom 1  
 En-suite  
 Bedroom 2  
 Bedroom 3

3.87m (12'8") x 2.82m (9'3")  
 2.20m (7'3") x 1.79m (5'11")  
 3.95m (13') x 2.74m (9')  
 3.95m (13') x 2.68m (8'9")

Gross internal floor area (m<sup>2</sup>): 89m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Wallyford is a charming community nestled in the heart of East Lothian, where history meets modern convenience. This picturesque area is a perfect blend of tranquillity and accessibility, making it an ideal place to call home. Wallyford boasts excellent educational facilities, making it an ideal choice for families. The community is home to well-regarded schools that prioritize academic excellence and holistic development. With a commitment to nurturing young minds, these institutions provide a strong foundation for the future generation. One of Wallyford's standout features is its superb connectivity. Commuting to Edinburgh is a breeze, thanks to the efficient train services available. The Wallyford train station provides residents with quick and convenient access to the bustling capital, making it an excellent choice for those who work or study in Edinburgh.







For those who appreciate the beauty of nature, Wallyford's location offers easy access to the stunning East Lothian beaches. Immerse yourself in the tranquillity of coastal living and enjoy sandy shores and breathtaking seascapes just a short drive away. Whether it's a leisurely walk along the shore or a day of sunbathing, the beaches of East Lothian provide a perfect retreat from the hustle and bustle of everyday life.

Wallyford itself boasts a range of local amenities, including shops, cafes, and recreational facilities. Residents can enjoy a vibrant community atmosphere while having essential services right at their doorstep. Wallyford takes pride in its strong sense of community. Residents often come together for local events, fostering a friendly and welcoming atmosphere. Whether it's a neighbourhood gathering or a community event, you'll find that Wallyford is a place where people truly look out for one another.

Straddling the A6094, 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, 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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