

**9 Salters Road  
Wallyford, EH21 8JX**

OFFERS OVER £270,000



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- Generously proportioned semi detached villa
- Flexible family accommodation
- Lounge, fitted kitchen/diningroom, conservatory and shower room
- Three bedrooms
- Family bathroom
- Gas central heating and double glazing
- Gardens to front & rear, driveway & garage
- EPC Band C, Council tax band D

### Description

A bright, spacious and very well-presented (111m sq) three bedroom semi-detached house located in Wallyford, East Lothian. The property is in good decorative order throughout and offers comfortable family accommodation over two floors with the additional benefit of a large garage, off-street parking and front and rear gardens which could provide a building plot subject to local authority approval. The ground floor accommodation comprises an elegant sitting room to the front with gas fire, a very spacious and well equipped dining kitchen to the rear. Off the kitchen is a conservatory with direct access to the rear garden. Also on the ground floor is a useful shower room. Upstairs is a spacious landing with storage cupboard, hatch to the attic and three generous bedrooms. Completing the internal accommodation is a stylish upstairs shower room. The property is fully double glazed and has gas central heating.





### 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.

### Gardens and parking

There are larger than average gardens to the front, rear and side which could offer a potential building plot subject to local authority approval, planning permission was previously granted but lapsed in February 2021. The gardens are well maintained with the front garden laid to lawn with flower borders, the rear garden is also laid to lawn with paved patio, two wooden sheds and a wooden summerhouse. There is a gated driveway providing off street parking for a number of cars and leads to the detached garage with double wooden doors, power and light.

### Extras

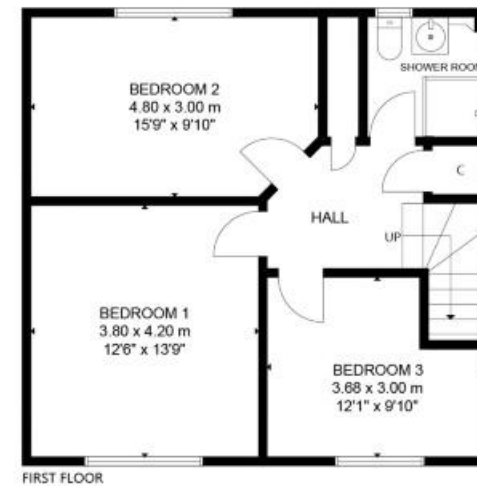
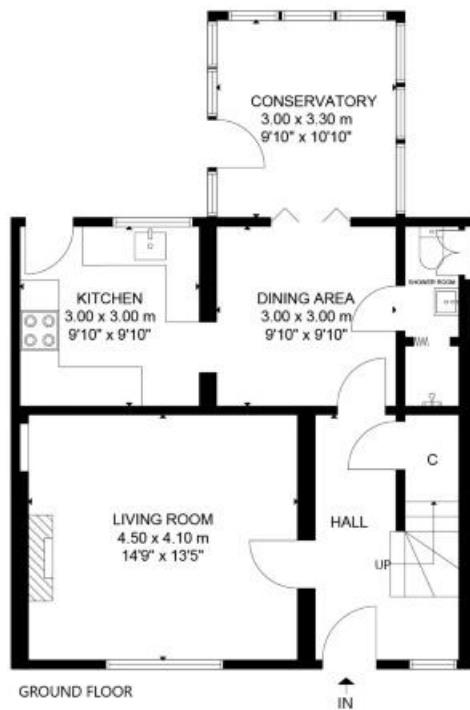
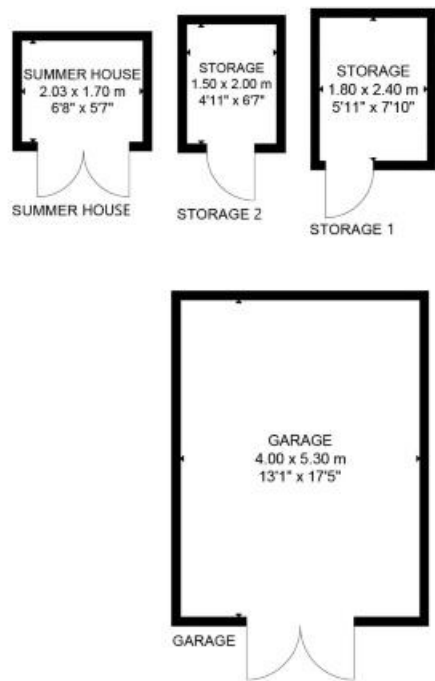
All the fitted floor coverings, blinds, integrated electric hob, oven, cooker hood, fridge/freezer, automatic washing machine, summerhouse and 2 wooden sheds are included within the sale price.

### Home Report

The property has been valued by a surveyor at £275,000 and the Home Report can be downloaded via the ESPC website.

### Viewing

By appointment telephone selling Agents on 0131 665 3131



9 SALTERS ROAD, WALLYFORD, MUSSELBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,286 SQ FT / 119 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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