

72 Albert Place Wallyford, EH21 8LE

OFFERS OVER £170,000



drummondmiller



- Generously proportioned mid terraced villa
- Now requiring modernisation and upgrading
- Livingroom, fitted kitchen/diningroom
- Three bedrooms
- Modern wetroom
- Double glazing
- Gardens to both front and rear. On street parking
- EPC Band D, Council tax band C

Description

This is a generously proportioned mid terraced villa (105sq m) offering generous family accommodation on this established estate. Now requiring modernisation and upgrading but benefitting from double glazing throughout. The ground floor accommodation comprises entrance porch, hall with storage, generously proportioned front facing livingroom, rear facing modern fitted kitchen/diningroom. Upstairs there are three generous double bedrooms, two with storage and finally a modern fully panelled wetroom with two piece white suite, electric shower, curtain and rail.





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 park and ride facility has added to the regular connections for commuters. There are both primary and secondary schools, post office and local shops in the village with a wider range of facilities including 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 & Parking

There is an enclosed front garden which has been chipped for ease of maintenance with raised planters. To the rear is a large enclosed garden which again has been paved for ease of maintenance with a rotary dryer, two wooden sheds and a gate to the side.

Extras

All the curtains, blinds, electric cooker, fridge/freezer, freezer and two wooden sheds are included within the sale price.

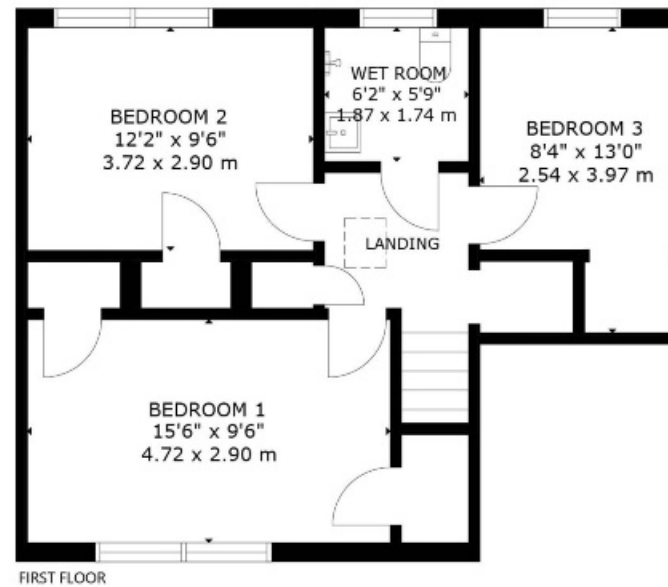
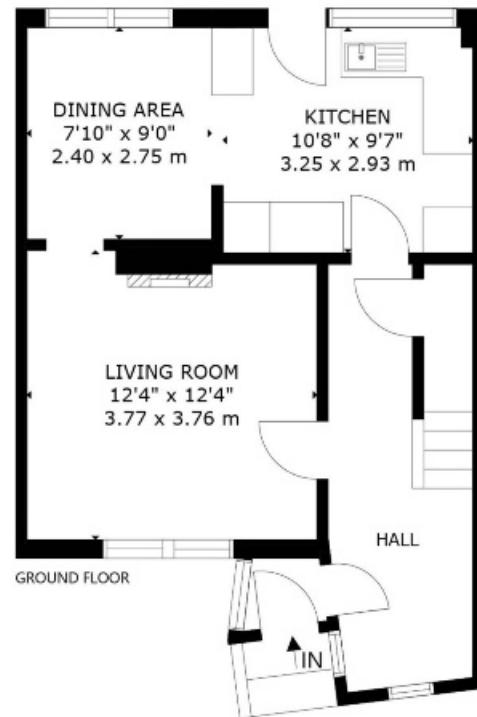
Home Report

The property has been valued by a surveyor at £175,000 and the Home Report can be downloaded via the ESPC website.

Viewing

By appointment telephone selling Agents on 0131 665 3131





72 ALBERT PLACE WALLYFORD EH21 8LE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 992 SQ FT / 92 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
01506 0131 0131 0141 0131
655 034 663 9568 229 3399 332 0086 665 3131

Call us on 0131 229 3399 or
email sales@dm-property.com
dm-property.com

espc dm
property

drummondmiller