

OFFERS OVER £165,000

34 Forthview Avenue
Wallyford, EH21 8LW

drummondmiller
Solicitors & Estate Agents



- Generously proportioned mid terraced villa
- In good decorative order
- Living/diningroom, modern fitted kitchen
- Two double bedrooms
- Modern family bathroom
- Gas central heating and double glazing
- Gardens to both front and rear. On street parking
- EPC Band C, Council tax band B

Description

This is a well maintained mid terraced villa (74sq m) offering generous family accommodation on this established estate. In good decorative order and benefitting from gas central heating and double glazing throughout. The ground floor accommodation comprises entrance hall, generously proportioned dual aspect living/diningroom with gas fire in an attractive surround, modern fitted kitchen with appliances. Upstairs there are two generous double bedroom, both with good fitted storage and finally, a modern part panelled family bathroom with three piece white shower including a shower attachment over the bath.





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 and Parking

There is an enclosed front garden which has been chipped for ease of maintenance with gate to the front path. To the rear is an enclosed garden which has been paved with a wooden greenhouse, outside tap and a gate leading to the rear parking area.

Extras

All the fitted floor coverings, curtains, blinds, gas cooker, automatic washing machine, fridge/freezer and wooden greenhouse are included within the sale price.

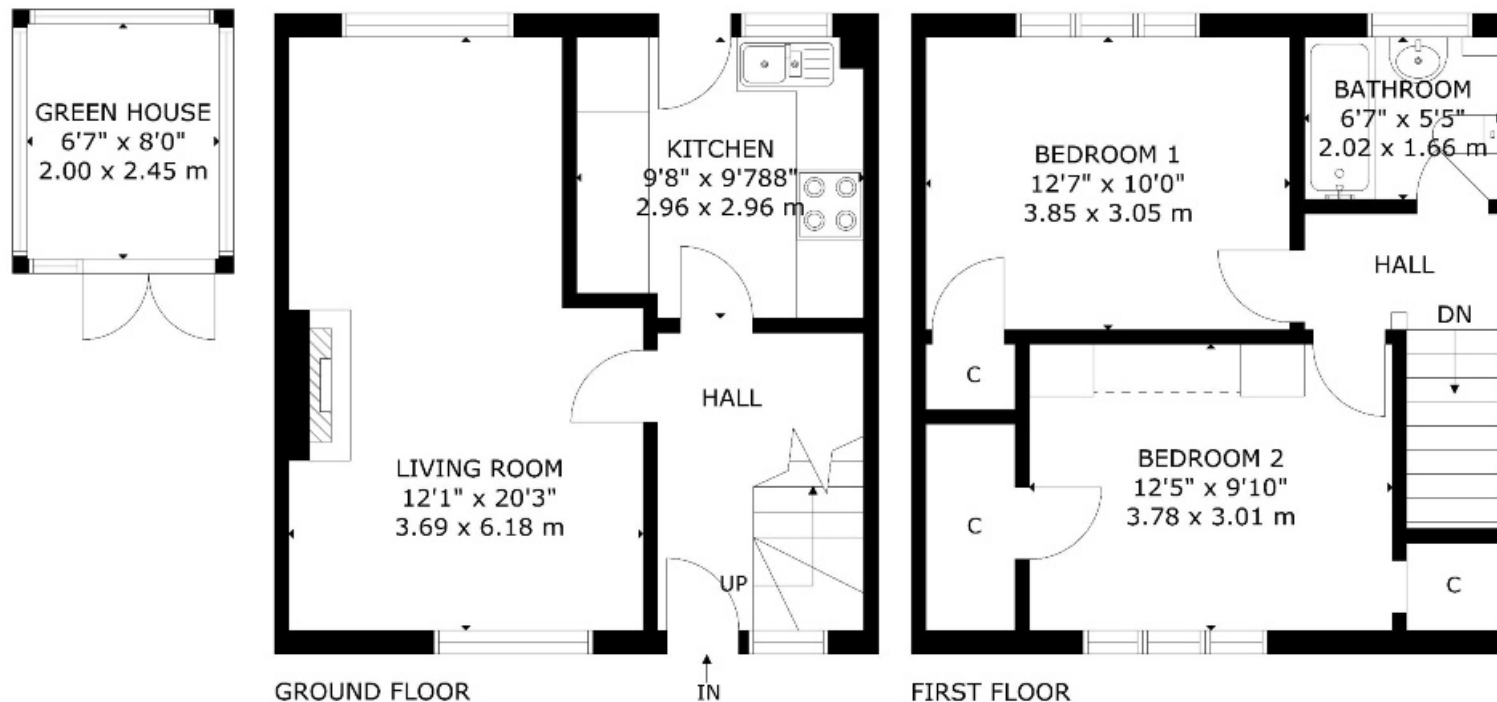
Home Report

The property has been valued by a surveyor at £170,000 and the Home Report can be downloaded via the ESPC website.

Viewing

By appointment telephone selling Agents on 0131 665 3131





34 FORTHVIEW AVENUE WALLYFORD EH21 8LW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 796 SQ FT / 74 SQ M
GREEN HOUSE 53 SQ FT / 5 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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