



## 44 Eskfield View

Wallyford, East Lothian, EH21 8FD

CALL US ON 0131 447 4747

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**Viewing Arrangements: By appointment, please telephone solicitors on 0131 447 4747**

**Price offers over: £275,000**

- Reception hall with storage.
- Cloakroom/WC.
- Attractive living room with walk-in storage cupboard.
- Stunning views to Edinburgh, Firth of Forth and Fife.
- Spacious dining kitchen with appliances.
- Access to rear garden.
- Upper landing with storage.
- Access to attic.
- Master bedroom with en-suite.
- Two further bedrooms.
- Four piece family bathroom with shower.
- Gas central heating.
- Double glazing.
- Good sized garden areas to front & side.
- NHBC guarantee.
- Residents parking.



## FACTORING NOTE:

The development is factored by Hacking & Paterson at an approximate charge of £40 per quarter. This covers the maintenance of the communal areas.

<b>COUNCIL TAX BAND</b>	<b>E</b>
<b>TRAIN STATION</b>	<b>APPROXIMATELY 1.1 MILES TO WALLYFORD TRAIN STATION.</b>
<b>AIRPORT</b>	<b>APPROXIMATELY 17.1 MILES TO EDINBURGH AIRPORT.</b>
<b>BUSES</b>	<b>WITHIN 100 METRES.</b>

## LOCATION

Approximately 9 miles east of Edinburgh city centre, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks, to East Lothian's idyllic sandy coastline and its wealth of renowned golf courses. Wallyford also provides a quick and easy commute into Edinburgh thanks to the nearby A1. The village is well-served by local amenities, with convenience stores, a post office, and eateries. Further shops, supermarkets, pubs, and cafes can also be enjoyed in the thriving coastal town of Musselburgh, which is only two miles away. More extensive shopping and leisure facilities are on offer at nearby Fort Kinnaird Retail Park as well. For schooling, primary education is provided locally, whilst secondary education is available in Musselburgh, including the renowned, independent Loretto School (which caters to both primary and secondary levels) in addition Rosehill has recently opened in nearby Wallyford. Wallyford has excellent public transport link with its own railway station on the Edinburgh – North Berwick line, a handy Park and Ride, and regular bus services. It also offers quick access to the City of Edinburgh Bypass for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.

**EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, SOME WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. THE STORAGE UNIT WITHIN THE GARDEN WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.**



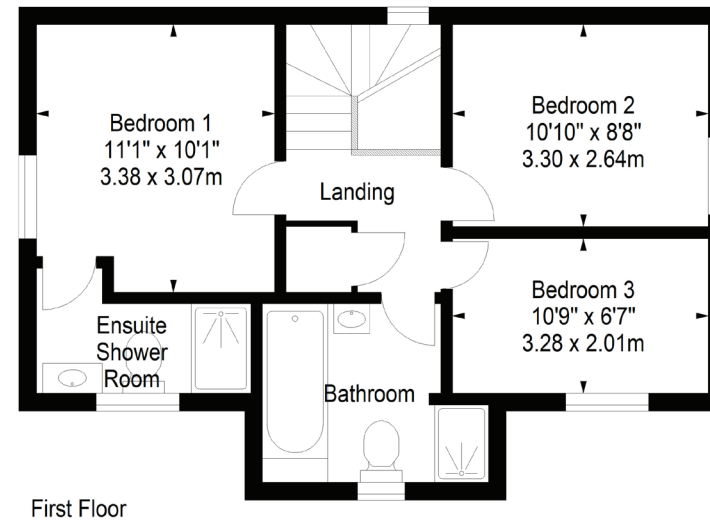
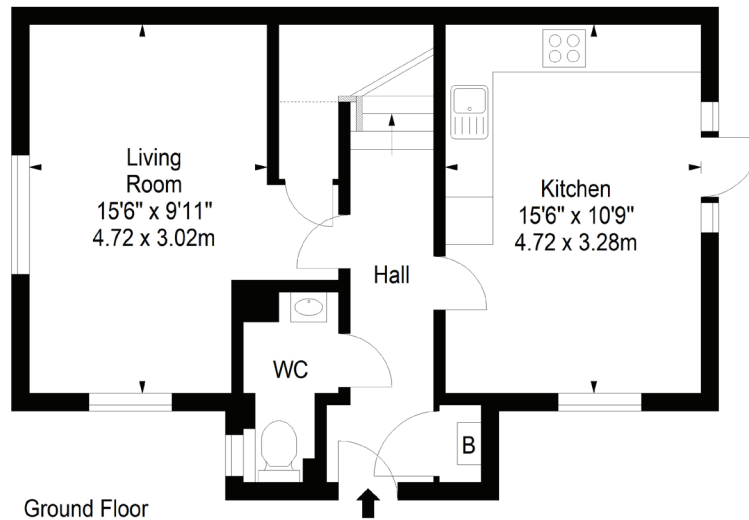


ENERGY PERFORMANCE  
CERTIFICATE RATING B

**Eskfield View,  
Wallyford,  
Musselburgh,  
East Lothian, EH21 8FD**



Approx. Gross Internal Area  
946 Sq Ft - 87.88 Sq M  
For identification only. Not to scale.  
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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.