



## DESCRIPTION

A beautifully presented mid terraced villa situated in a preferred position within this popular residential development, offering accommodation that really can be described as 'walk-in' condition.

The home provides a warm and welcoming environment, complimented with a host of features suited towards the family market, including a lower level W.C, bright and well proportioned lounge with feature wall and the former garage offers a family dining room or additional public room or perhaps fourth/guest bedroom if required.

The principal accommodation comprises;

- Welcoming reception hallway.
- Lower level W.C.
- Bright and well proportioned lounge with French doors to decked sun terrace.
- Modern fitted kitchen with appliances.
- Spacious master bedroom with fitted wardrobes.
- Family bathroom with shower over the bath.
- Fenced rear garden with decked sun terrace.
- Designated parking bay to side of property.
- Residents and visitor parking bays.

In addition the property offers double glazing and a gas central heating system.



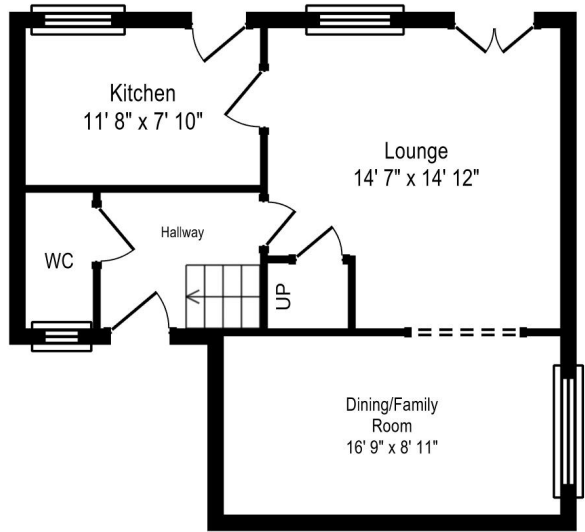


POA

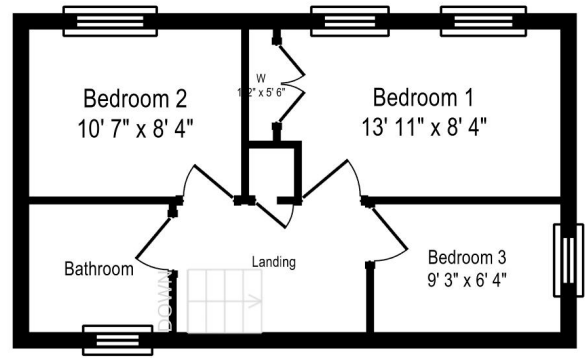








**Ground Floor**



**First Floor**

**Gross Internal Area 88.75m<sup>2</sup>**

## LOCATION

The property is located in the popular East Lothian town of Wallyford, by Musselburgh, which is well within commuting distance of Edinburgh. The property enjoys a prime location, is within easy reach of the excellent amenities in Musselburgh and for a more comprehensive range of amenities, Edinburgh City is just a short drive away. Schooling is well represented from nursery to senior level. There is an efficient public transport network, which operates throughout the town, throughout East Lothian and to Edinburgh. The city bypass and main motorway networks are also within easy reach.



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Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a laser measure and therefore, may be subject to a margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken by the purchaser.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.