



Floor 0

Floor 1



Floor 2



DESCRIPTION

This stunning 4 bed semi-detached town house set over 3 floors is immaculately presented by the current owners who have paid particular attention to detail and style that can be confirmed by internal inspection. The first floor lends itself as the hub of the home with the stylish front facing lounge/diner and breakfast/kitchen there is plenty room for all the family. Situated in a most sought after residential estate this stunning home is an absolute must for early viewing.

The property comprises of:-

- GROUND FLOOR
- DOUBLE BEDROOM 2 WITH JACK & JILL TO DOWNSTAIRS SHOWER ROOM AND DOUBLE WARDROBES
- SINGLE BEDROOM 4
- UTILITY ROOM
- UNDER STAIR STORAGE

FIRST FLOOR

- KITCHEN/BREAKFASTING ROOM
- LOUNGE/DINING ROOM

SECOND FLOOR

- PRIMARY BEDROOM WITH FITTED WARDROBES AND ENSUITE SHOWER ROOM
- BEDROOM 3 WITH SINGLE WARDROBE
- STYLISH FAMILY BATHROOM

EXTERNAL

- FULLY ENCLOSED GARDEN TO THE REAR LAID TO ARTIFICIAL TURF AND WITH RAISED DECKING AREA
- REAR COVERED OVER AREA
- ON STREET PARKING

Viewings by appointment 0131 297 3177



LOCATION

Wallyford is situated only two miles south east of Musselburgh and immediately adjacent to the A1. The village has become a popular commuter base with its own railway station linking quickly and easily with Edinburgh City Centre (10 mins) and surrounding towns and villages as well as a park and ride facility. There is a primary school, post office, local shops and take-aways. A wider range of facilities including secondary schools and an excellent choice of shops and services are available in nearby Musselburgh plus the shopping complex at Fort Kinnaird provides an extensive range of High Street retail shops. There are plans afoot for the construction of a new high school in Wallyford

