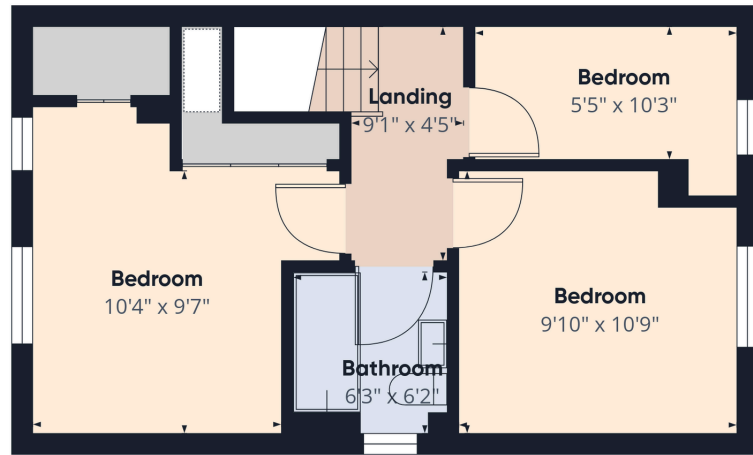


Floor 0



Floor 1





# Description

This well-maintained 3-bedroom semi-detached home offers comfortable living in a friendly and convenient neighbourhood. With a bright and welcoming interior, the property features a spacious lounge, an open-plan kitchen and dining area, and a private rear garden – perfect for relaxing or entertaining.

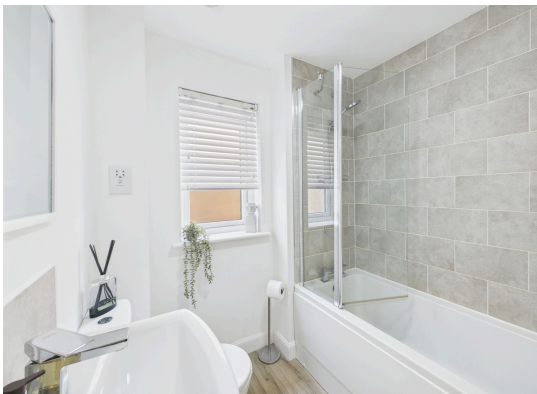
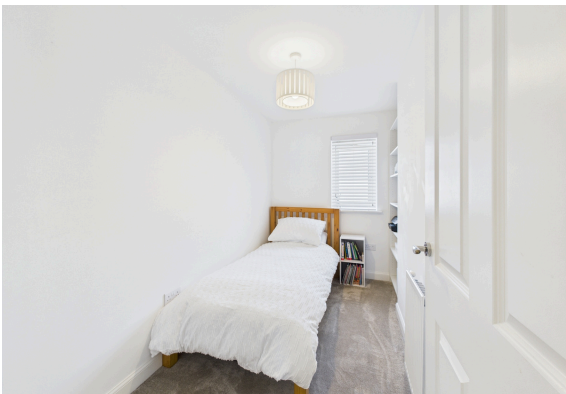
Upstairs, there are three generously sized bedrooms, including a well-proportioned main bedroom and a modern family bathroom. The home also benefits from off-street parking and side access to the garden.

Located close to local schools, shops, and transport links, this property presents an excellent opportunity for buyers looking for a move-in-ready home with long-term potential.

The property comprises of :

- Welcoming hallway
- Bright and spacious lounge
- Open plan kitchen/diner with doors to garden
- Utility room with WC
- Primary Bedroom with fitted wardrobes
- Two further bedrooms
- Family bathroom
- Private Rear Garden
- Off street parking

Viewings by appointment only call Gibson’s on 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

