



**15 WALLACE AVENUE, WALLYFORD**  
MUSSELBURGH, EAST LoTHIAN, EH21 8BZ



3



2

EPC  
RATING

C

COUNCIL  
TAX BAND

E





This modern attached house perfectly serves family living, boasting three bedrooms, an en-suite shower room, a bathroom, and a ground-floor WC. It also benefits from spacious living accommodation, securely enclosed gardens, and two private car parking spaces, in addition to unrestricted on-street parking. The attractive home has a tasteful neutral finish, making the interiors easy to personalise. It is quietly situated within easy walking distance of convenience shopping, a local primary school, and rail links that connect to Edinburgh in just 10 minutes.

Welcoming you inside, an airy entrance hall houses the practical features of cloak storage and a chicly tiled WC. It also has durable and stylish oak-inspired flooring that continues through the ground floor. On your left is a dual-aspect living room, bathed in afternoon sunshine and centred around a homely living flame fire, and to your right is the kitchen, open to a bright dining area with French doors leading to the rear garden. The well-illuminated kitchen boasts stylish wood-toned units (and a workspace) integrated with an oven, a gas hob, a stainless-steel splashback, and a chimney-style hood. Additionally, there is an upright fridge freezer and an under-counter washing machine and dishwasher.

## FEATURES

- Quiet address in well-connected Wallyford
- Attached house with neutral interiors
- Airy entrance hall with storage and WC
- Southwest-facing living room with a living-flame fire
- Sunny dining kitchen with garden access
- Principal suite with storage and a shower room
- Two further bedrooms (one with storage)
- Family bathroom with shower-over-bath
- Easy upkeep enclosed gardens, south-facing to the front
- Two private parking spaces at the rear of the house
- Gas central heating and double-glazing









Upstairs, a central galleried landing (with storage) provides access to three comfortably carpeted bedrooms: two doubles (with open storage) and a single. The spacious principal bedroom boasts French windows opening onto a Juliette balcony, and a bright en-suite shower room further complements the room. Completing this floor is a family bathroom with a shower-over-bath. Both first-floor washrooms benefit from natural light and are enhanced by attractive tiled accents. Gas central heating and double glazing keep the home cosy and efficient.

Outside, the secure gardens are easy to maintain. The rear is mainly lawn, and the gated front provides a suntrap seating area facing southwest. The property's quiet, family-friendly address is beside a small play park, and it benefits from two private parking spaces, conveniently accessed from the rear gate.

Extras: The sale includes all fitted flooring, window coverings, light fixtures, and appliances.











## Wallyford, East Lothian

The lovely East Lothian village of Wallyford is located just outside the bustling coastal town of Musselburgh and sits approximately 9 miles east of Edinburgh city centre.

Within Wallyford, there is a handy selection of everyday amenities, including convenience stores, a post office and eateries. Just two miles away, Musselburgh's vibrant High Street offers a good selection of cafés, restaurants and pubs, which are supplemented by an extensive range of high-street outlets and leisure facilities at nearby Fort Kinnaird retail park.

The village offers football pitches, countryside walks and access to East Lothian's renowned golf courses, sandy beaches and nature reserves.

Centrally located Wallyford Primary School caters for young learners, whilst excellent public and private sector secondary schooling is on offer in Musselburgh.

Well-connected Wallyford boasts its own railway station on the Edinburgh – North Berwick line, a Park & Ride, excellent bus services and quick, easy access to the A1 and city bypass.









**OFFERS TO:**  
**22 Hardgate**  
**Haddington**  
**EH41 3JS**

**Tel: 01620 825 368**  
**Fax: 01620 824 671**

**DX540733 Haddington**

**espc**

#### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

