

COULTERS<sup>©</sup>



# 6 OLD ROW

WALLYFORD, MUSSELBURGH, EH21 8EP

 3 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

This well-presented 3 bedroom end terraced house located in the fantastic residential area of Wallyford offers bright and stylish accommodation.

The ground floor of the property comprises: a welcoming hallway, WC, a spacious living room which leads into the modern kitchen diner with white fitted units and integrated appliances including 4 ring gas hob, oven, dishwasher and fridge freezer.

## KEY FEATURES



Immaculately presented end terrace house.



Two double bedrooms and a further single bedroom.



South-East facing private rear garden.



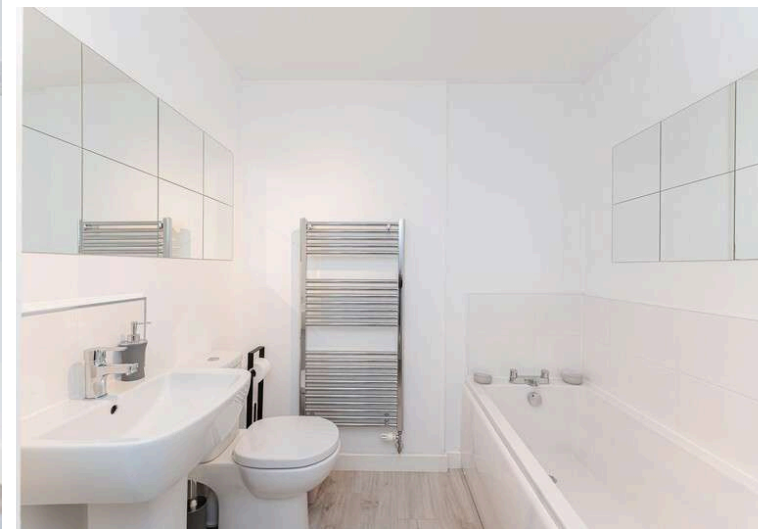
Private residents parking.



Within close proximity of the new Wallyford Primary and High School campuses.



Excellent local amenities nearby.



The first floor hosts two double bedrooms one with an en-suite and double mirrored wardrobes, a further single bedroom and master bathroom.

Externally the property benefits from a well maintained private rear garden with decking area, artificial grass lawn and a paved seating area with shed. The rear garden can be accessed from the kitchen via double patio doors.

The property further benefits from gas central heating, double glazing, excellent storage throughout including floored attic and private residential parking.





## THE LOCAL AREA

Wallyford is a small village located in East Lothian and is situated approximately 6 miles from Edinburgh.

The village has a primary school, a community centre, and a number of local shops and businesses. With easy access to the A1 motorway, making it convenient for commuting to Edinburgh and other nearby towns as well as as having its own railway station providing regular services to Edinburgh and the surrounding areas.

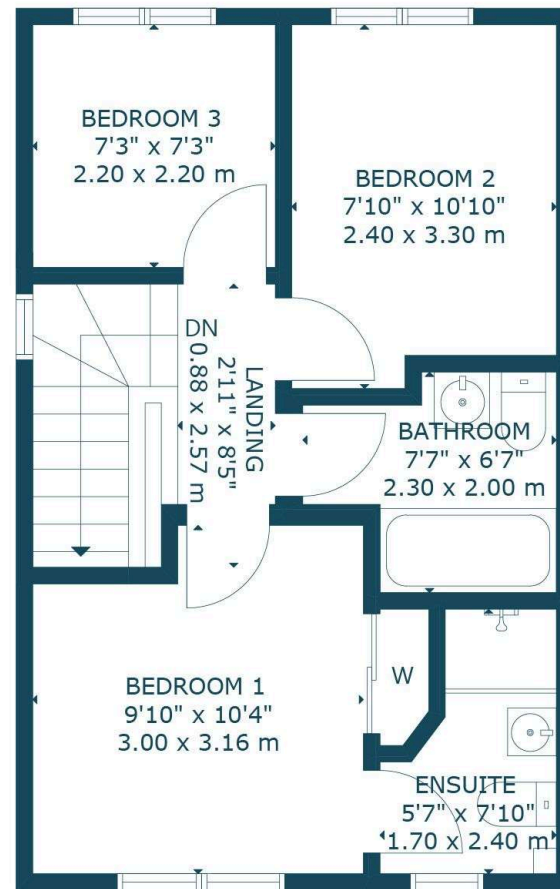
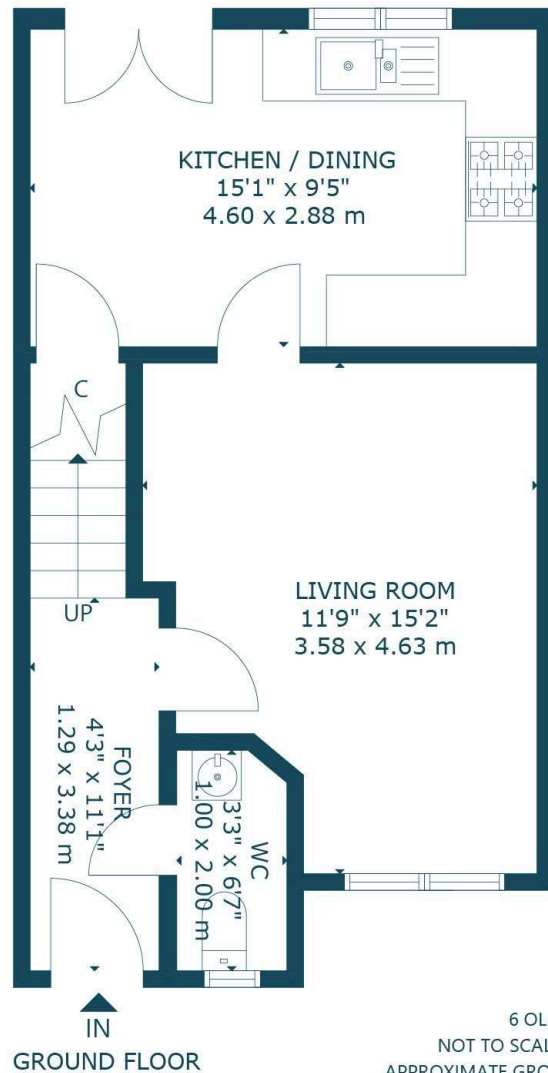
Wallyford is surrounded by beautiful countryside, including nature reserves, woodland, and coastal areas. The nearby John Muir Way offers hiking and cycling opportunities, while the popular East Lothian coastline is just a short drive away.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Some items of furniture are available by separate negotiation.







**FIRST FLOOR**



6 OLD ROW, WALLYFORD, EH21 8EP  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 795 SQ FT / 74 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.