










Fixed Price

**£165,000**

## 80 Albert Place

Wallyford | East Lothian | EH21 8LE

A fantastic opportunity has arisen to acquire this well-proportioned two bedroom terraced villa pleasantly positioned within a quiet residential cul-de-sac in Wallyford. Nearby excellent amenities and commuting links, the property makes for a superb first-time purchase. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  Unallocated residents parking
-  EPC Band - D
-  Council Tax Band - B



## Description

Internally, the property is offered to market in a move-in condition while briefly comprising of; inviting entrance hallway with an understairs storage cupboard, bright and airy rear-facing lounge, fully-fitted kitchen/diner with a range of freestanding white goods, tiling in splash areas and good storage provisions, landing with a sizeable closet, over stairs cupboard and access to a small attic, first generous double bedroom with integrated wardrobes and room for freestanding furniture, second double bedroom with room for different configurations, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge, freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

A private and sunny garden can be found to the rear of the property, mostly laid to lawn with a patio area allowing for garden furniture. There is also a rear gate and access lane. For the car owner, there is unallocated parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.







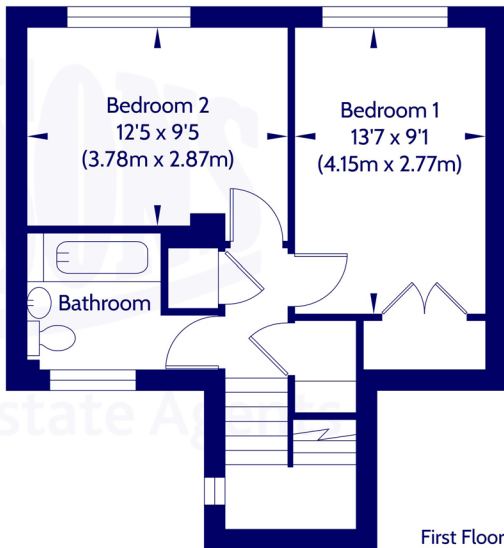
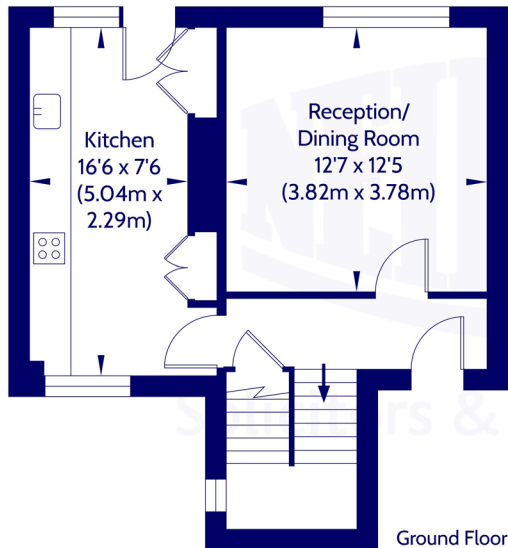
## Location

The village of Wallyford is located within the heart of East Lothian, approximately two miles southeast of Musselburgh and adjacent to the A1. It is close to pleasant open countryside and provides pleasant walkways and cycle tracks with excellent beaches nearby along the East Lothian coast. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found in nearby Musselburgh. Further facilities are available at Asda at The Jewel and The Fort Kinnaird Retail Park. An efficient public transport system, including a railway station within Wallyford itself, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh City Bypass is within easy reach. The award winning Wallyford Primary School is within close proximity and a new local high school is planned to open in the near future.





Approx. Gross Internal Floor Area 74.73 Sq M / 805 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138 St John's Road  
Edinburgh

### Property Department

142 St John's Road  
Edinburgh

### City Centre

2a Picardy Place  
Edinburgh

### South Queensferry

37 High Street  
South Queensferry

### Bonnyrigg

72 High Street  
Bonnyrigg

