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Offers Over

**£289,995**

## 48 Auburn Locks

Wallyford | East Lothian | EH21 8FE

This impressive, larger than average semi-detached villa commands a sizeable corner plot with private gardens to the front, side and rear together with resident's parking. Quietly positioned within an established modern development, on the periphery of Musselburgh, convenient for access to the A1 and Wallyford train station.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Resident's parking
-  EPC Rating – C
-  Council Tax Band - E



## Description

Offered to the market in move-in condition, this lovely family home enjoys a light and stylish interior throughout and with generous sized rooms shall undoubtedly appeal to the growing families or professionals alike and merits internal viewing to be fully appreciated. The well presented home comprises; entrance hallway with good storage provisions and handy two piece WC apartment. There is a generously proportioned dual aspect corner reception room, adjacent lies the equally spacious, dual aspect dining kitchen with access to the sunny south-facing rear garden. Fitted with a range of wall and base units with built-in hob/oven and hood with integrated fridge freezer and dishwasher. Ample space for table and chairs. A utility cupboard within the kitchen houses the washing machine, which shall be included in the sale. Upstairs leads to the three bedrooms, with bedroom one benefitting from built-in wardrobes and en-suite shower room. The family bathroom comprises of a white three piece suite with mains shower over bath. Further benefits include gas central heating with combi boiler and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds together with the built-in hob/oven/hood, integrated fridge freezer and dishwasher together with the free standing washing machine.

## Gardens and parking

The property is set on a sizeable corner plot with gardens located to the front, side and rear. The sunny south-facing rear garden is fully enclosed with paved patio and lawn with gated access to rear leading to the resident's parking area.

## Factors

Hacking & Patterson are the factoring agents for the development to which a monthly fee of approx. £8 per month is payable for the upkeep of the communal garden grounds.

## Viewing

By appointment with Neilsons on 0131 625 2222.







## Location

Auburn Locks forms part of a modern development lying on the cusp of Musselburgh/Wallyford, lying approx. 8 miles east of Edinburgh. The historic coastal town of Musselburgh is a thriving community with The River Esk running through. There is a fantastic selection of local shops, cafes, bars and restaurants with Fort Kinnaird Retail Park within easy reach. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Race Course. There are frequent public transport services which runs to Edinburgh City Centre and the A1 is only a short distance from the property providing easy access to the North and South.

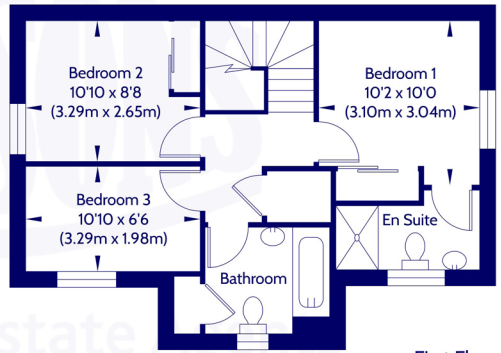




Approx. Gross Internal Floor Area 88.41 Sq M / 951 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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