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Offers Over

£210,000

44 Inchview Crescent

Wallyford | East Lothian | EH21 8LS

Attractive three bedroom terraced villa pleasantly positioned within a quiet cul-de-sac in the popular East Lothian village of Wallyford. Boasting private gardens and a lovely conservatory whilst being situated close to excellent amenities and transport links, the property is ideally suited to first-time buyers, couples and growing families.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Residents parking
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with a useful understairs storage cupboard, bright and spacious lounge/diner with a gas fireplace and French doors leading to the garden, fully-fitted kitchen with range of integrated white goods and tiling in splash areas whilst being styled with white units and a wooden worktop, dual aspect conservatory offering flexible use, ground floor double bedroom with an integrated storage cupboard and a front-facing outlook, first floor landing with attic access, two further double bedrooms both with integrated storage provisions and ample room for freestanding furniture, and a modern fully-tiled bathroom suite with an over-bath rainfall shower and heated towel rail.

Further benefits include security intruder alarm, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob, oven and extractor hood, freestanding American-style fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property lies a low maintenance private garden laid with chipstone and slabbed entrance path. The rear garden is mostly lawn with a slabbed patio and rear access gate. For the car owner, there is unallocated residents parking to accommodate both residents and visitors alike

Viewing

By appointment through Neilsons 0131 625 2222.





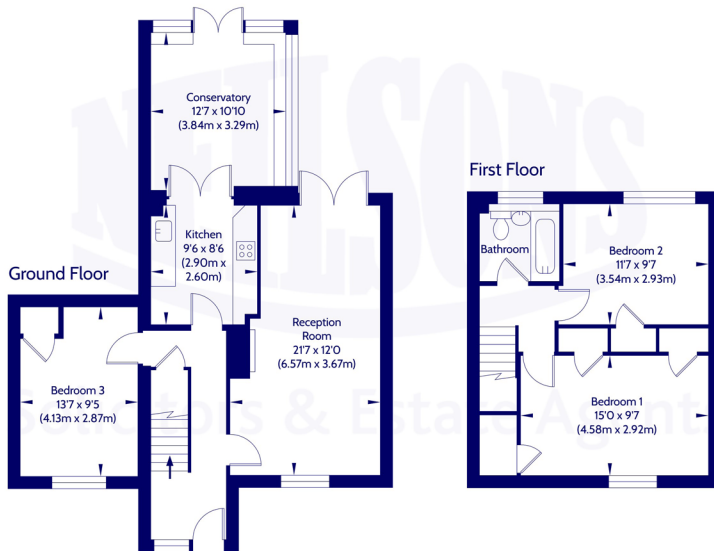
Location

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 103.53 Sq M / 1114 Sq Ft.



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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