



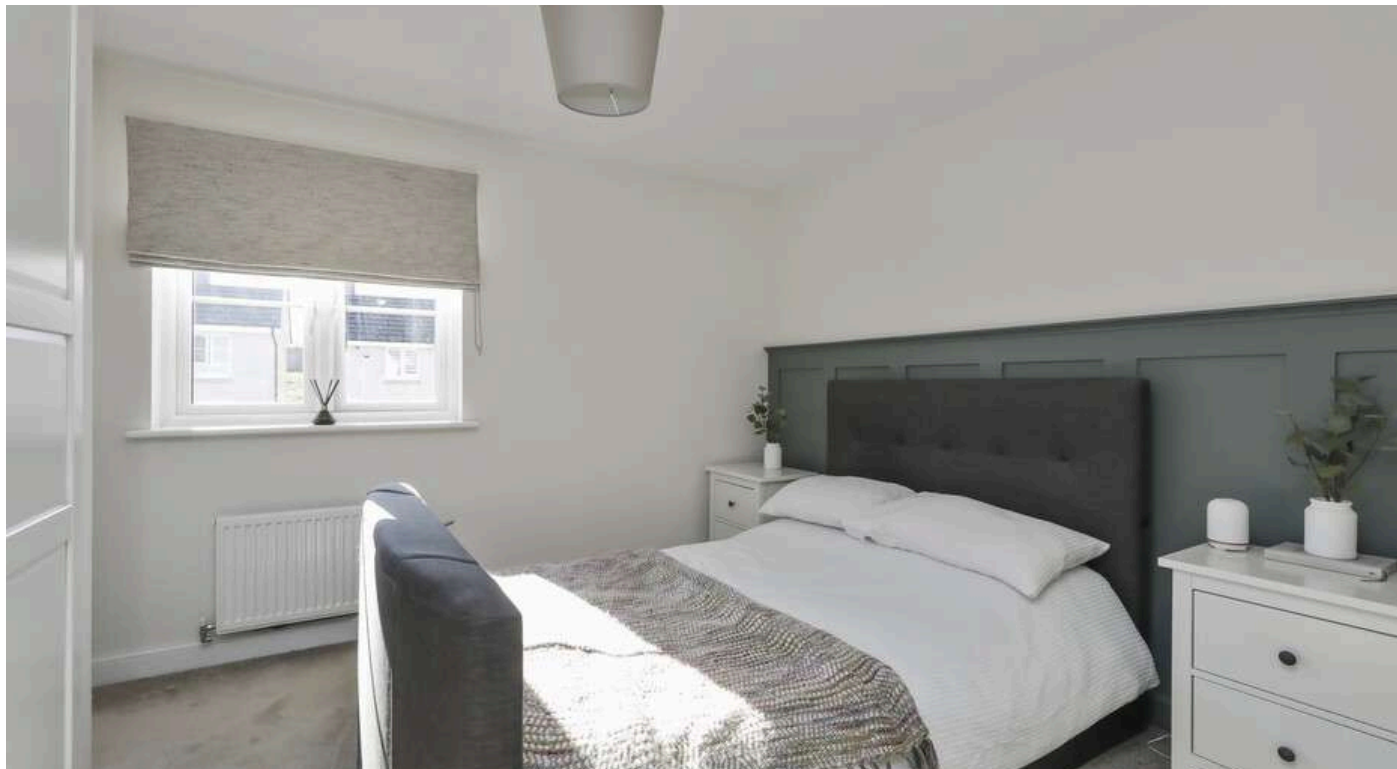
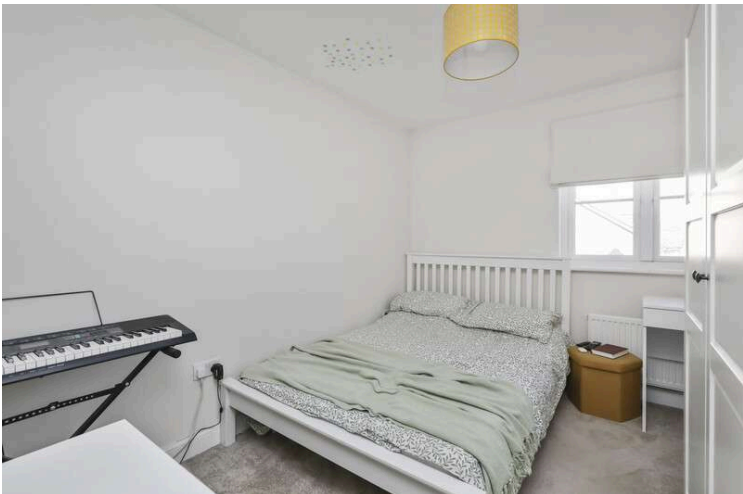
29 Eskfield View, Wallyford, East Lothian, EH21 8FB

www.mcdougallmcqueen.co.uk



As new property built by Barratt Homes around four years ago, ideal for professional couples and those with young families. McDougall McQueen are delighted to present to the market this superb three-bedroom semi-detached house providing all the benefits of a nearly new build property with all the costly extras not normally provided by the builder. Situated in a much sought-after modern residential development, this property is presented to the market in walk-in condition with the remainder of its NHBC warranty. It has private garden grounds which are ideal for outside entertaining and a double driveway which provides off-street parking.

- Sought after modern residential estate
- Lovely, bright and spacious accommodation
- Entrance hallway with storage
- Ground floor WC
- Living room with dual aspect windows filling the room with natural light
- Well-appointed dining kitchen providing garden access, a range wall and base units, gas hob, extractor, oven, and free-standing white goods
- Upper hallway with loft ladder access and store cupboard
- Main bedroom with window to side
- En-suite shower room
- Two further bedrooms
- Modern family bathroom comprising bath, separate shower, wc, sink, and towel radiator
- Double glazing and gas central heating
- Private garden grounds making the ideal entertaining space
- Double Monoblock driveway



Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Musselburgh has excellent road, public transport and rail links to the city and is ideal for the daily commuter.

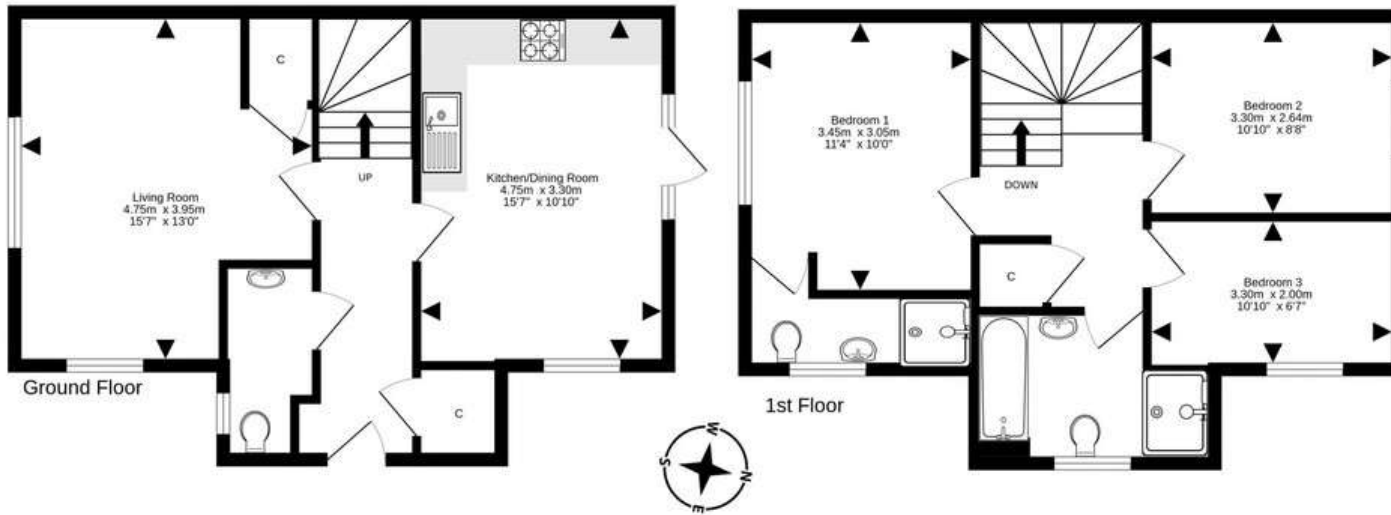
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

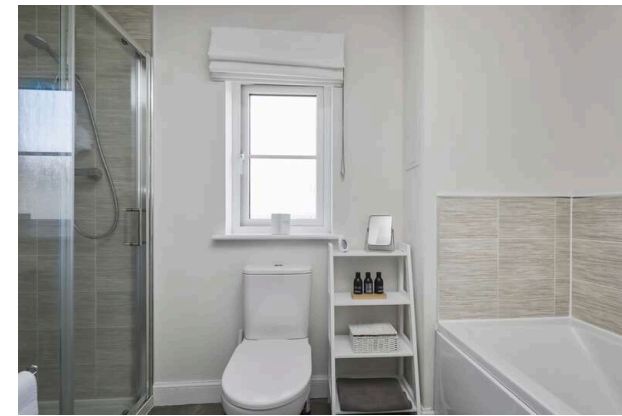
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

