





Welcome

Welcome to 1 Fa'Side Crescent, Wallyford, a wonderfully bright and spacious semi-detached house, with three bedrooms, a gated driveway and detached garage. McDougall McQueen are delighted to present to the market this lovely property that has been enhanced and improved by its current owner to provide lovely family accommodation. Situated in a much sought-after residential location, this property is presented to the market in excellent condition close to the train station, other amenities, and the A1. It has private garden grounds to the front, side, and rear, which are ideal for outside entertaining. A gated driveway leads to a detached garage which has light and power.

- Much sought after residential location, close to the train station, the A1 and other amenities
- Spacious, and bright accommodation
- Entrance porch
- Living room with study area, under stair store, front facing window, and new feature living flame gas fire and surround
- Lovely well-appointed modern breakfasting kitchen providing garden access via a stable style door, a range of wall and base units, induction hob, extractor, oven, integrated washing machine, integrated dishwasher, and integrated fridge freezer, with space for a table and chairs
- Ground floor shower room with corner shower unit, electric shower, wc and sink with vanity unit
- Upper hallway with loft access and side facing window
- Loft is floored with light and power, accessed via a pull-down loft ladder
- Main bedroom with twin front facing windows
- Bedroom two with rear facing window and built-in wardrobe
- Bedroom three with rear facing window and built-in wardrobes
- Mostly acoustic double glazing and gas central heating with new boiler
- Private mature garden grounds to the front, side, and rear, making the ideal entertaining space
- Gated Monoblock driveway leading to a detached garage with light and power
- Fresh décor, new carpets, and flooring







Wallyford

Wallyford is situated a mere two miles South East of Musselburgh and provides almost immediate access to the A1. It is surrounded by open countryside and provides pleasant walkways and cycle tracks. Positioned on the A.6094 Wallyford has become a popular commuter base with its own railway station linking quickly and easily with Edinburgh City Centre. A park and ride facility has added to the regular connections for commuters and provides regular bus transportation to Edinburgh and the surrounding villages and towns. There are both Primary and secondary schools, post office and local shopping outlets. A wider range of facilities including secondary schools and an excellent choice of shops and services are available in nearby Musselburgh plus major High Street retail units available at Fort Kinnaird Retail Park in Newcraighall and Straiton Retail Park in Loanhead.

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.





Get in touch

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CHARTERED FIRM

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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.