





Welcome

Welcome to 49 Wallace Avenue. Immaculately presented, two-bedroom, mid-terrace home, with gardens and private residential parking. Set 'off-street', in a modern, factored and family-orientated residential area of Wallyford, East Lothian.

The property would be perfect for first time buyers or down-sizers and briefly comprises :-

- Vestibule entrance leading to a bright living room
- recently modernised kitchen/dining with a good range of wall and base units, spotlights and space for table and chairs.
- hallway giving access to rear garden and wc
- on the upper level are two generous bedrooms each with built in mirrored wardrobes
- Family bathroom which has been modernised, showerboards to walls, white three-piece suite comprising bath over shower, glaze showerscreen, wash hand basin set within vanity unit, wc and window giving natural light
- Storage cupboard in upper landing and access to loft
- the property benefits from gas central heating and double glazing and fresh decor throughout
- externally there is paved gardens to front and rear and an allocated parking space





Wallyford, Musselburgh

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 all light fittings, blinds, washing machine and fridge.



Get in touch

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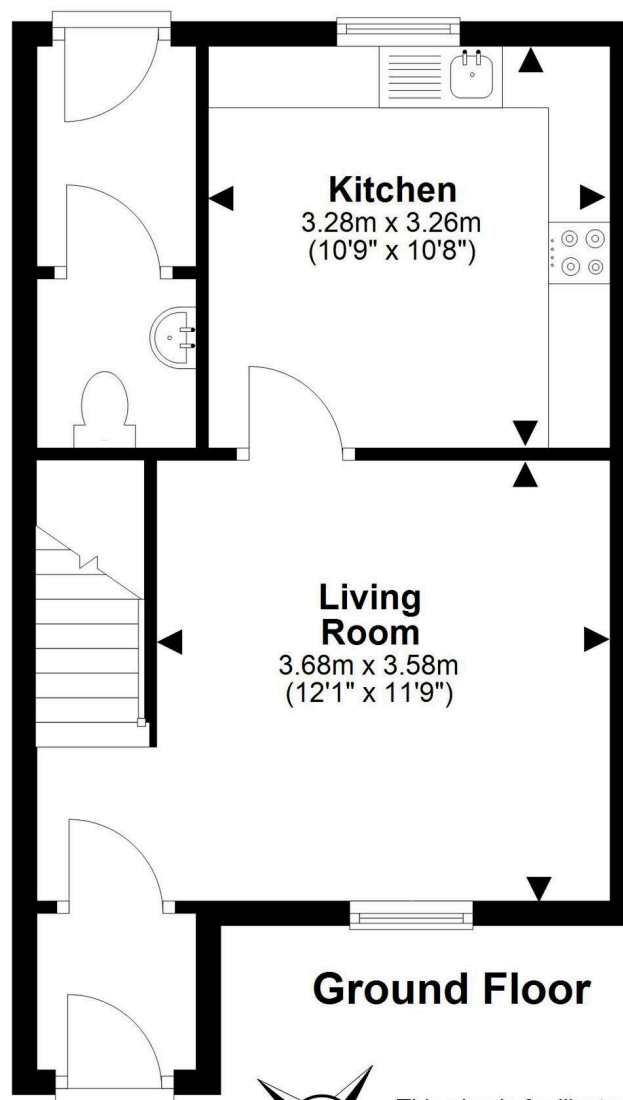
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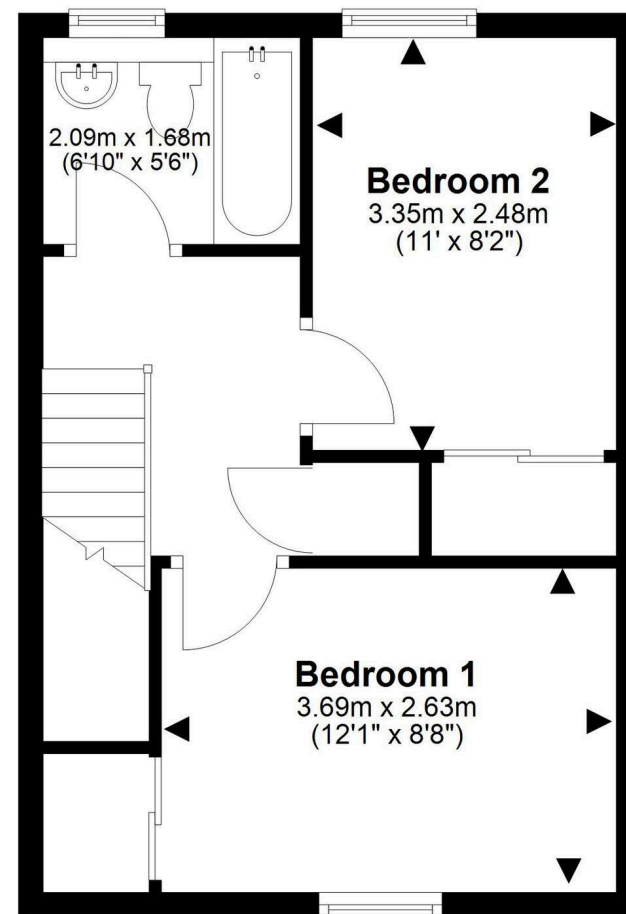


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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