





Welcome

Offered to the market is this well presented, move in condition two bed mid terrace villa. Benefiting from a large, fully enclosed garden which receives ample sunshine.. Located in a quiet residential setting with the town's varied amenities and easy access to Wallyford Railway Station and A1 access within easy reach.

This is a well proportioned home with lots of natural light, fitted with gas heating, double glazed windows and a partly boarded loft giving an excellent storage space. This property makes a superb starter home for a couple or a down-sizer and is ready for the new owner to move in. The accommodation briefly comprises a well presented spacious living/dining room with a dual aspect window formation giving views to front and rear and ample natural light. Door giving access to the kitchen which is well equipped with a good range of wall and base units, electric oven, gas hob, space for fridge/freezer and washing machine, door giving direct access to the rear garden. On the upper level are two double sized bedrooms, one with excellent built-in storage space, and a modern bathroom, fully tiled, window giving natural light, a double ended bath and electric shower above. The lawn to the front and there's plenty of space for relaxation and for children to play in the good sized, fully enclosed private rear garden. Ample on-street, unrestricted parking.



Musselburgh

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. The property is well placed to take advantage of an efficient public transport system including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Well placed for a range of schools from nursery to secondary level.

Extras

Included in the sale are window blinds, light fittings, washing machine and fridge/freezer.



Get in touch

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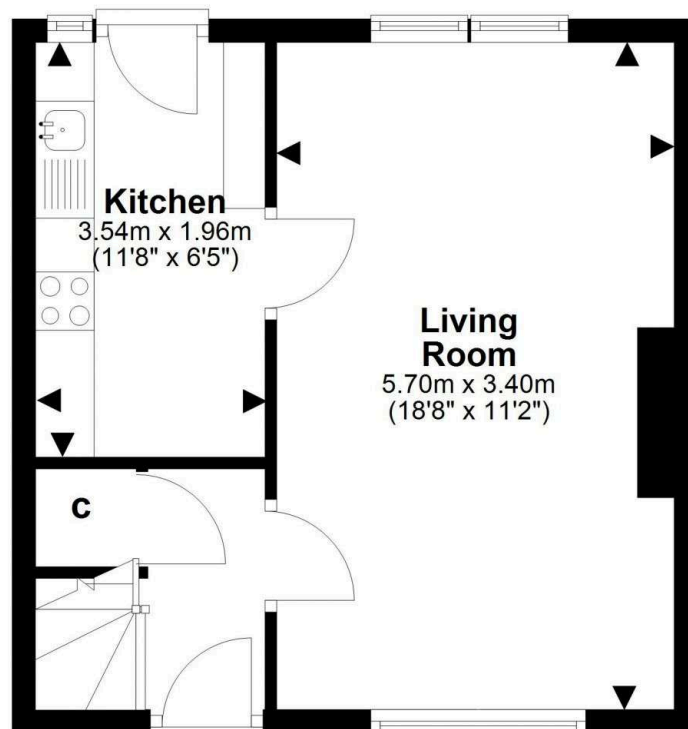
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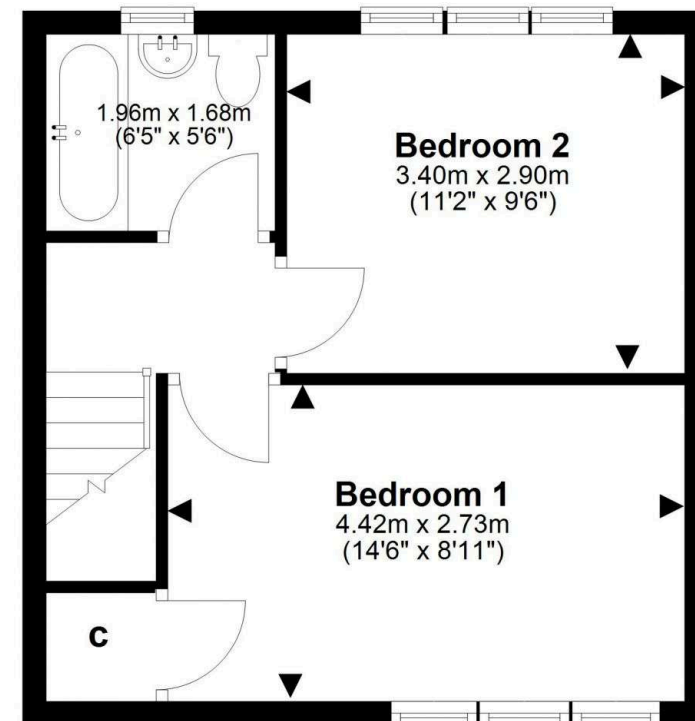
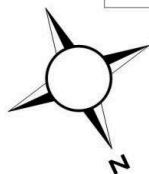


CHARTERED FIRM

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.