

Tranent

Call 01875 611211

Offers Over £285,000

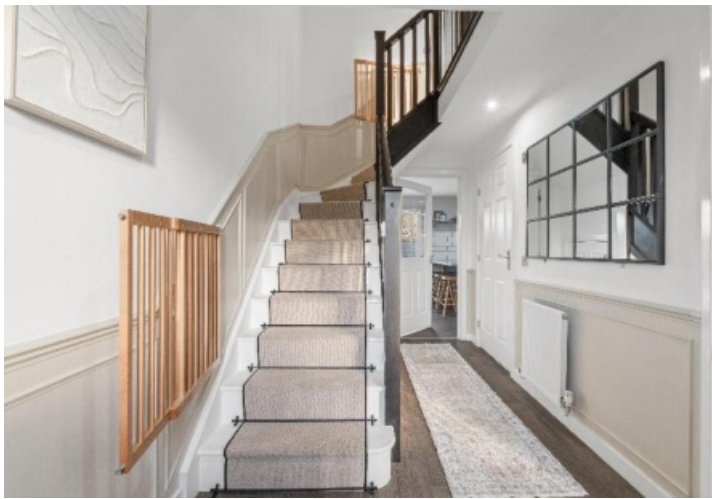


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SOLICITORS & ESTATE AGENTS

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38 Harvey Avenue, Wallyford, Musselburgh, EH21 8FA



An attractive, modern three-bedroom semi-detached home, built circa 2019 and set within a sought-after private residential development in Wallyford. Offering approximately 86m² of bright, contemporary accommodation, this property is ideally suited to a range of buyers, including families, first-time purchasers and commuters.

The location provides convenient access to local amenities within the village, with Musselburgh and excellent transport links to Edinburgh close at hand.

The property benefits from a partially enclosed front garden laid to lawn with young hedging, while the fully enclosed rear garden is designed for easy maintenance, laid to decorative chips and slabs and bordered by facing-brick walling and timber fencing. A chipped driveway to the rear offers private off-street parking.

A modern, low-maintenance home in a well-established setting—early viewing is highly recommended.

Accommodation

GROUND FLOOR

- * Hallway
- * Cloakroom
- * Living room
- * Dining kitchen with patio doors to the rear
- * Utility room

FIRST FLOOR

- * Upper landing
- * Master bedroom with en-suite shower room
- * Two further spacious bedrooms
- * Family bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Attractive, easy-care garden grounds featuring a lawned front with young hedging, and a private, fully enclosed rear garden laid to decorative chips and paving, bounded by brick walling and timber fencing
- * Driveway providing ample parking to the rear

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Approximate Gross Internal Area = 90.4 sq m / 973 sq ft

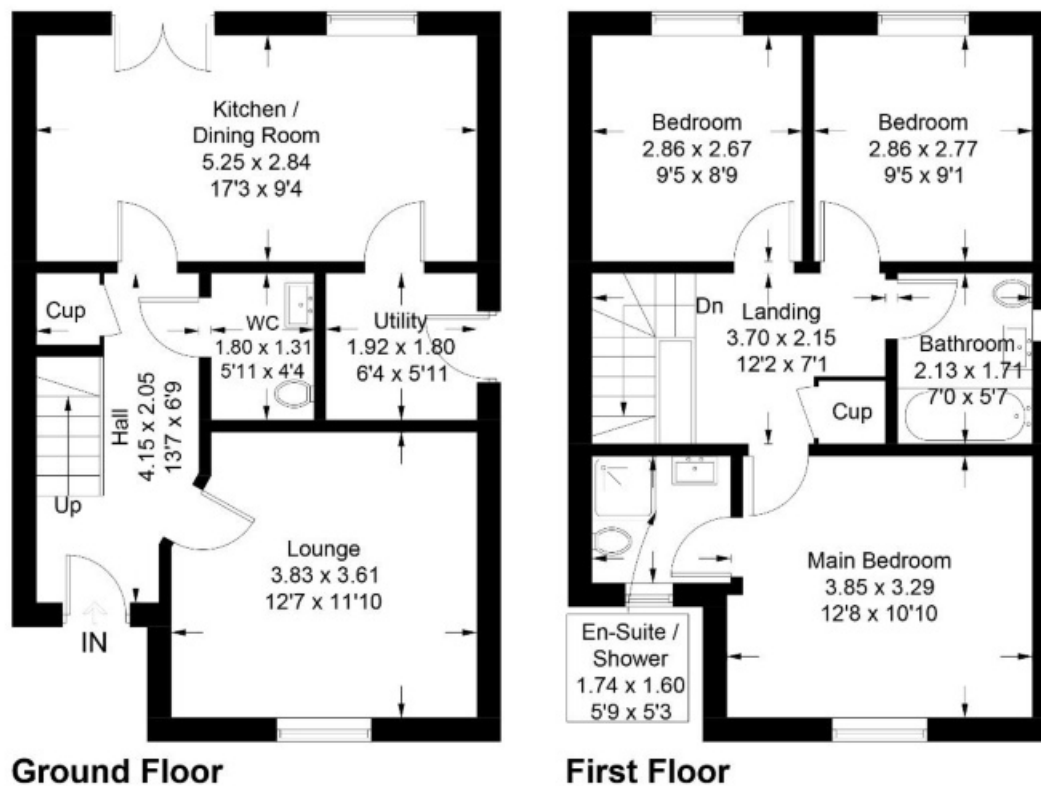


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1258052)

Situation

The historic coastal town of Musselburgh offers an appealing blend of local amenities, green spaces, and excellent transport links, situated a mere 3 miles from the Capital. The town retains its traditional seaside charm, with scenic coastal paths, the picturesque River Esk, and famous Musselburgh Racecourse, all close at hand. A wide range of shops, cafés, and everyday services are easily accessible, while families benefit from well-regarded schools in both state and private sector, and an abundance of leisure facilities. Commuters enjoy frequent bus and rail services providing swift connections to Edinburgh and surrounding areas. Combining coastal living, rich heritage, and outstanding connectivity, Musselburgh continues to be a highly sought-after place to live.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band E

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Tranent
Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.