

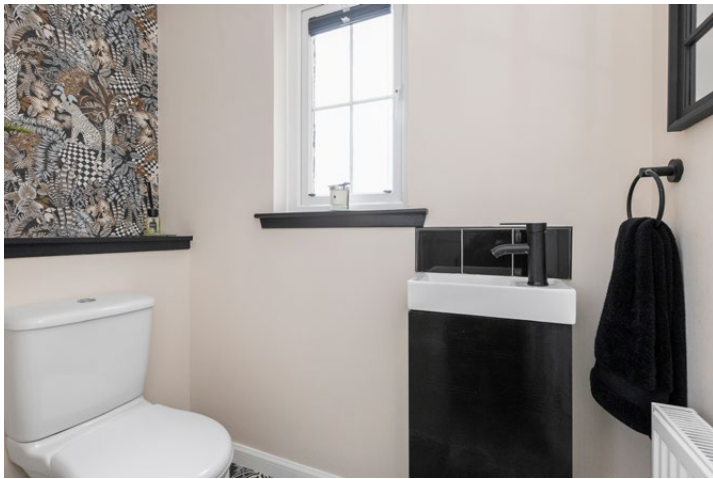
KILGOUR

PROPERTY



42 Wallace Avenue, Wallyford, EH21 8BZ





- Lounge
- Separate Kitchen/Dining Room
- WC
- 4 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Garage
- Council Tax – Band E
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

A stunning detached family home that has been presented in superb order throughout and the plot location offers an excellent open outlook. The property is very well placed to take advantage of good day to day amenities and is also very well placed for the commuter.

There is gas central heating and double glazing throughout as well as wonderfully well maintained gardens to the front and rear.

A multi vehicle driveway leads to a garage for secure off street parking.

Location

The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found at nearby Musselburgh. Further facilities are available at Asda at The Jewel and The Fort Kinnaird retail park. An efficient public transport system, including a Railway Station within the village, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh city bypass is within easy reach.

1 4 2 C
A
B
C
EPC BANDE
F
G
COUNCIL TAX BAND

Lounge	18'8 x 12'9	5.68 x 3.90m
Kitchen/Dining Room	21'0 x 9'10	6.40 x 3.00m
Bedroom 1	14'5 x 10'2	4.40 x 3.10m
Bedroom 2	10'10 x 8'2	3.31 x 2.50m
Bedroom 3	9'10 x 8'2	3.00 x 2.50m
Bedroom 4	9'10 x 9'1	3.00 x 2.78m
Bathroom	6'7 x 6'4	2.00 x 1.93m







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95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

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