

KILGOUR

PROPERTY



1 Howe Mire, Wallyford, EH21 8FG





- Lounge
- Separate Kitchen/Diner
- WC
- 3 Bedrooms
- Bathroom
- Utility Space
- Gas Central Heating
- Double Glazing
- Private South Facing Rear Garden
- Residents Parking
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

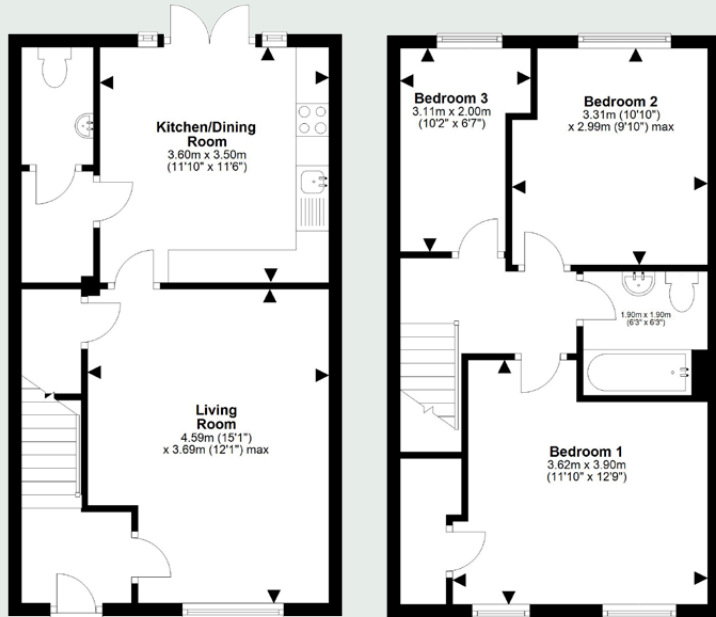
Description

An excellent opportunity to purchase this modern mid terrace villa that is set within a sought after development close to amenities and is very well placed for commuting. The property will appeal to a variety of buyers and is in move in condition.

There is gas central heating and double glazing and externally there is a well maintained private front garden and south facing rear garden. Residents parking is located to the rear of the property.

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.



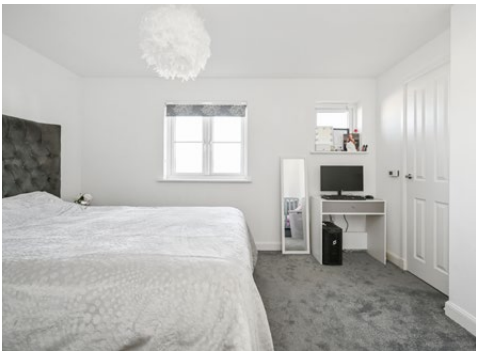
Ground Floor

First Floor

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.

Lounge	15'1 x 12'1	4.59 x 3.69m
Kitchen/Diner	11'10 x 11'6	3.60 x 3.50m
Bedroom 1	12'9 x 11'10	3.90 x 3.62m
Bedroom 2	10'10 x 9'10	3.31 x 2.99m
Bedroom 3	10'2 x 6'7	3.11 x 2.00m
Bathroom	6'3 x 6'3	1.90 x 1.90m







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