

COULTERS<sup>©</sup>

# 99 SALTER'S ROAD

WALLYFORD, EAST LoTHIAN, EH21 8AF

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Situated in the popular and fast-growing community of Wallyford, this stylishly renovated two-bedroom end-terraced house offers an ideal first home or investment opportunity.

Finished to a high standard throughout, the property combines modern design with generous proportions, creating a bright and welcoming living environment that's ready to move into.

## KEY FEATURES



Fully renovated end terrace house.



Two generous double bedrooms.



Large south facing rear garden.



On street parking.



Within a short drive of the East Lothian coastline.



Fantastic amenities in nearby Fort Kinnaird.



EPC Rating - C



Council Tax Band - B

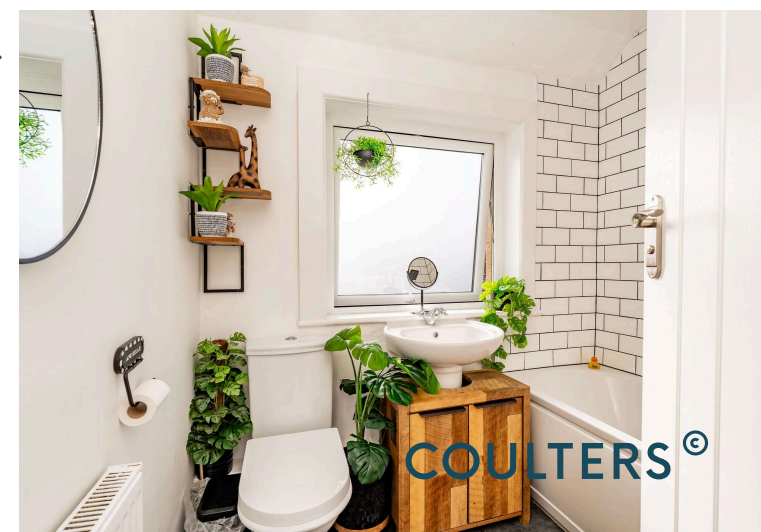






Internally, the property offers a well-thought-out layout with spacious rooms and excellent storage throughout. Both bedrooms are generously sized, and there is a useful attic space providing additional storage or potential for conversion, depending on needs. The modern kitchen and bathroom reflect the care and attention given during renovation, and the overall finish throughout the property is both tasteful and practical.

To the rear, a large south-facing garden provides excellent outdoor space that can be accessed directly from the kitchen or via a secure side gate. Well maintained and offering great privacy, the garden is ideal for those looking to enjoy the outdoors, whether for everyday use, entertaining, or simply relaxing in the sun. The layout of the garden also offers potential for further landscaping or development, subject to the usual permissions. Unrestricted on-street parking adds to the convenience, ensuring ease of access for both residents and visitors.







## THE LOCAL AREA

Wallyford is a small village located in East Lothian and is situated approximately 6 miles from Edinburgh.

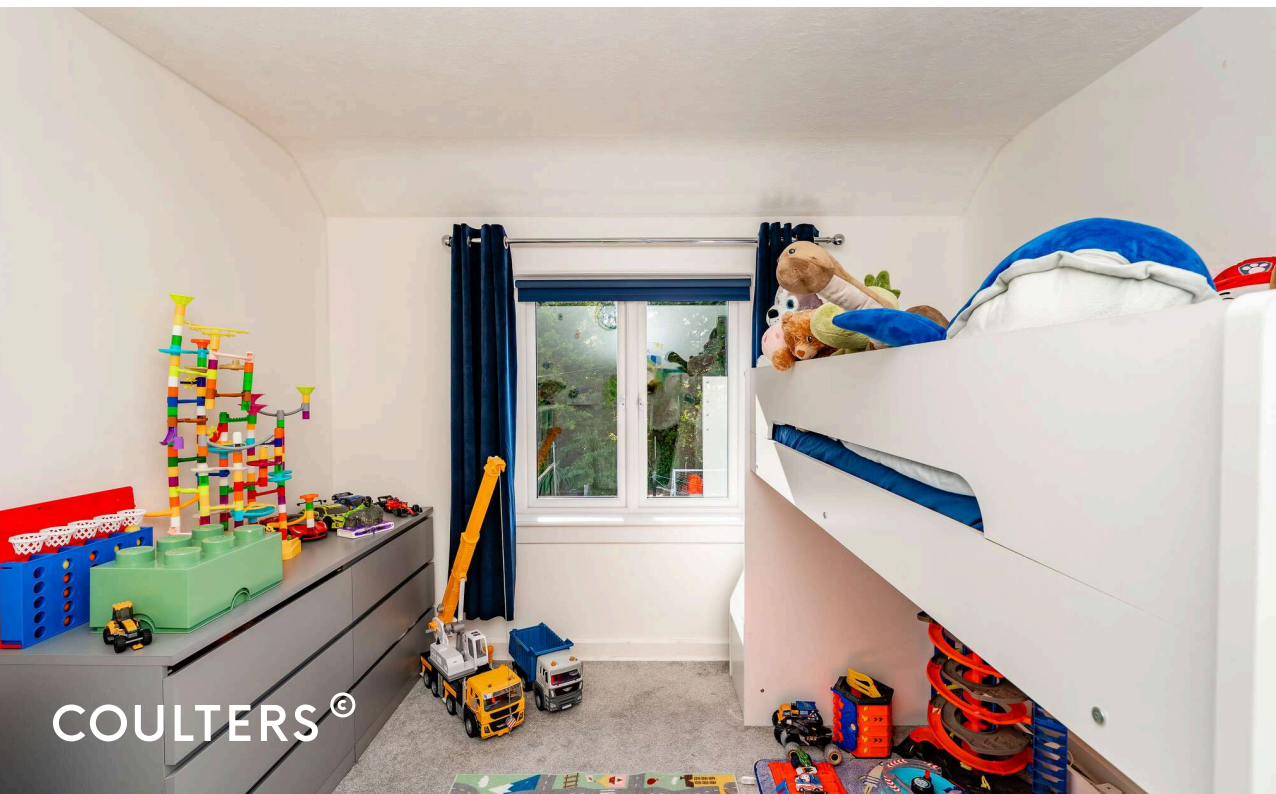
The village has a primary school, a community centre, and a number of local shops and businesses. With easy access to the A1 motorway, making it convenient for commuting to Edinburgh and other nearby towns as well as having its own railway station providing regular services to Edinburgh and the surrounding areas.

Wallyford is surrounded by beautiful countryside, including nature reserves, woodland, and coastal areas. The nearby John Muir Way offers hiking and cycling opportunities, while the popular East Lothian coastline is just a short drive away.

Overall, Wallyford is a vibrant and welcoming village with a strong sense of community and a range of amenities, making it a desirable place to live for families, commuters, and those who appreciate a semi-rural lifestyle.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



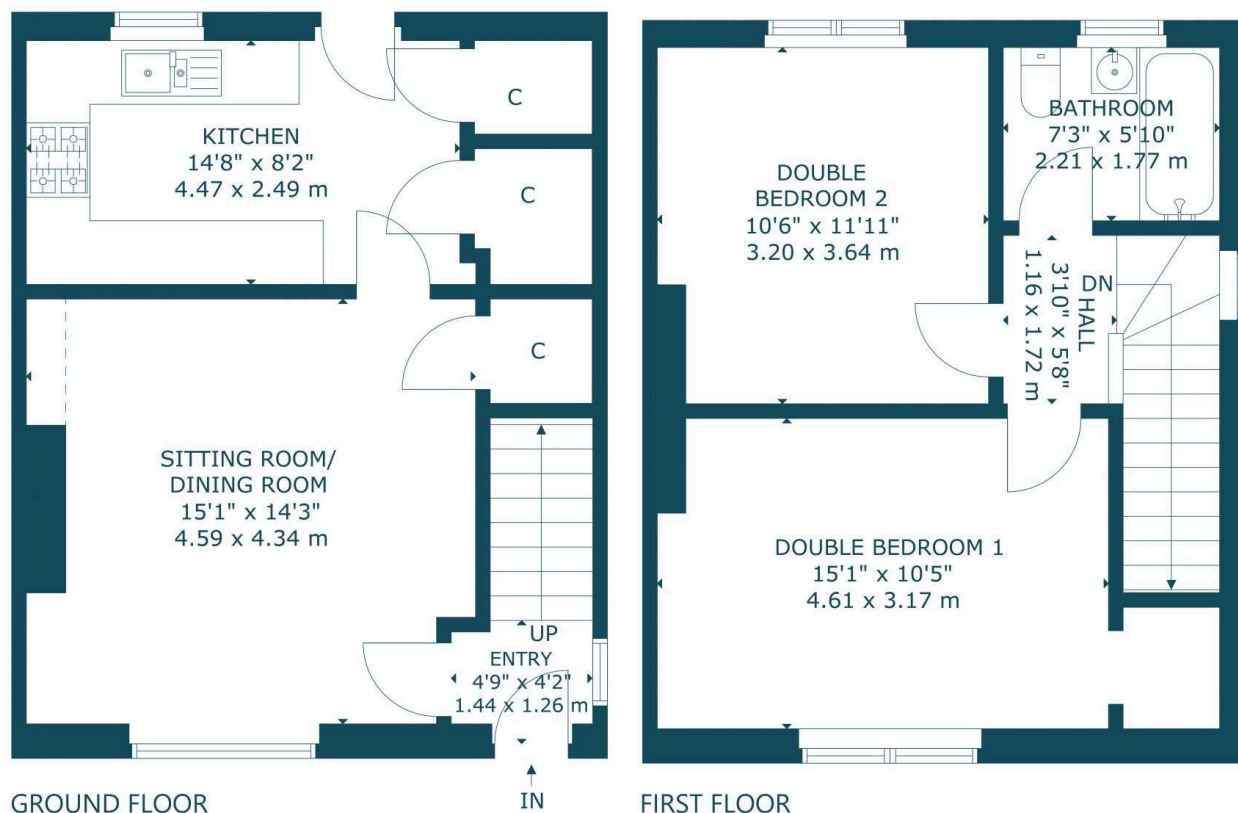
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HOME REPORT VALUATION: £185,000









99 SALTER'S ROAD, WALLYFORD, EDINBURGH, EH21 8AF  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 864 SQ FT / 80 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.