



7 St.Clements Crescent
Wallyford, EH21 8BB

deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Living/ Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



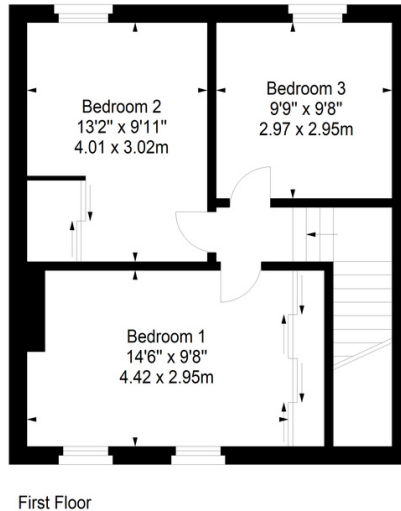
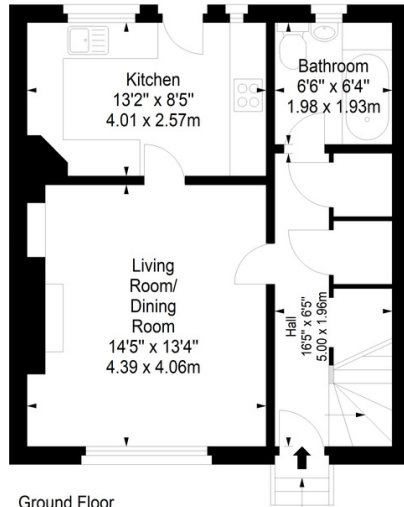
This well-proportioned mid-terraced home is located in the highly sought-after residential area of Wallyford, within easy reach of a variety of local amenities and the lively town of Musselburgh, which boasts an excellent selection of shops, bars, and restaurants. The property benefits from convenient public transport links, including regular bus services, while Wallyford train station is just a short walk away. The A1 and city bypass are also easily accessible for commuters. The accommodation comprises; a welcoming entrance hallway, bright and spacious living/ dining room, separate kitchen with direct access to the garden, three good-sized double bedrooms and a bathroom with shower over bath. Externally, there are a well-maintained private gardens to the front and rear of the property with free on-street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided.



**St. Clements Crescent,
Wallyford,
Musselburgh,
East Lothian, EH21 8BB**



Approx. Gross Internal Area
952 Sq Ft - 88.44 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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