



GILSON GRAY

LAW • PROPERTY • FINANCE



43 WEMYSS GARDENS

Wallyford, East Lothian, EH21 8LA



1

Public Room



2

Bedrooms



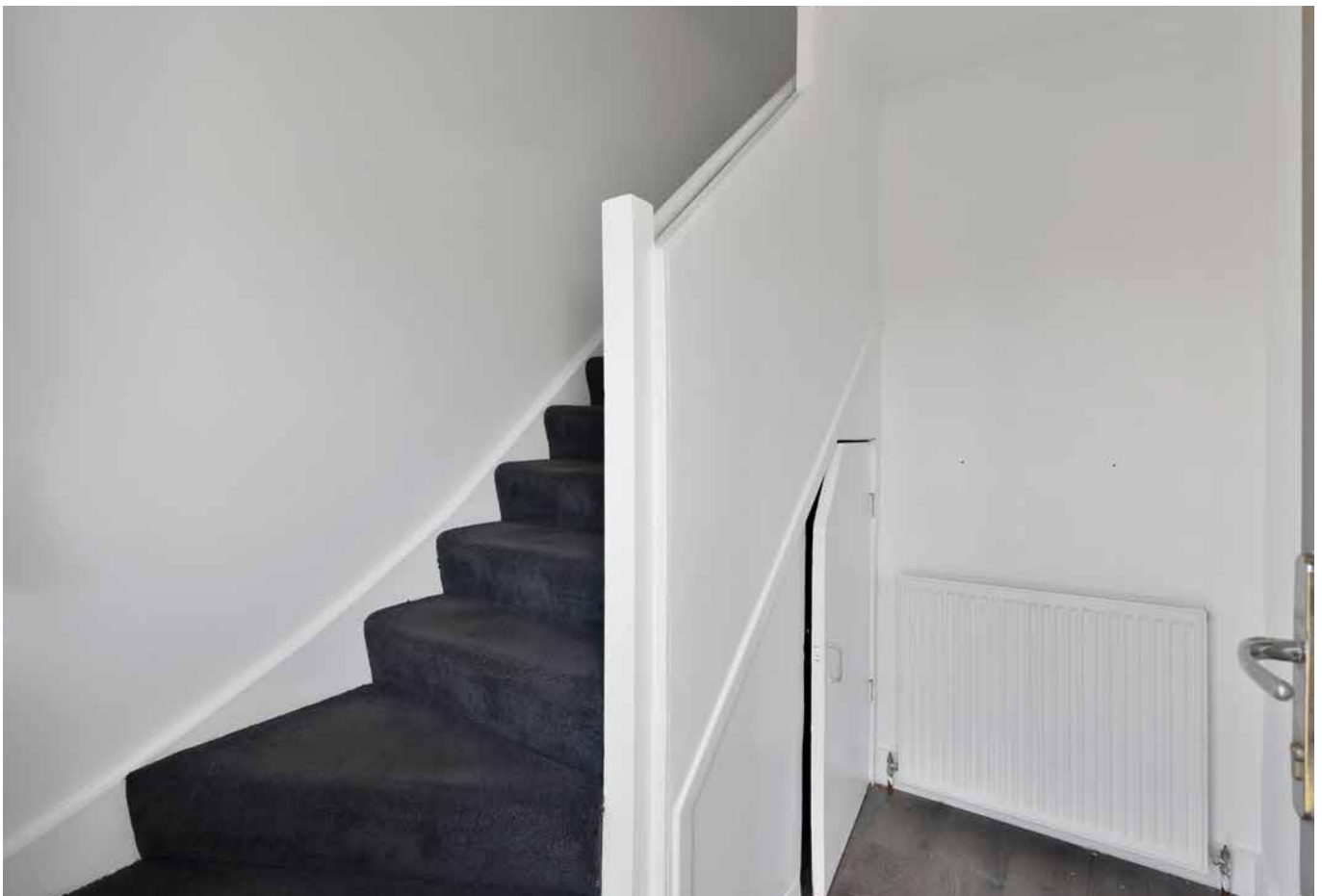
1

Bathroom



43 WEMYSS GARDENS

Set on a generous corner plot with enclosed gardens, a southeast-facing rear aspect, and unrestricted parking on the street, this two-bedroom house is an ideal choice for professionals and small families, quietly situated within walking distance of Wallyford's schools, everyday shopping, and rail links, with the A1 also conveniently close by. The bright home enjoys tasteful contemporary interiors with a spacious dual-aspect living/dining room connected to a kitchen with garden access, two double bedrooms with storage, and a stylish bathroom featuring a shower-over-bath.





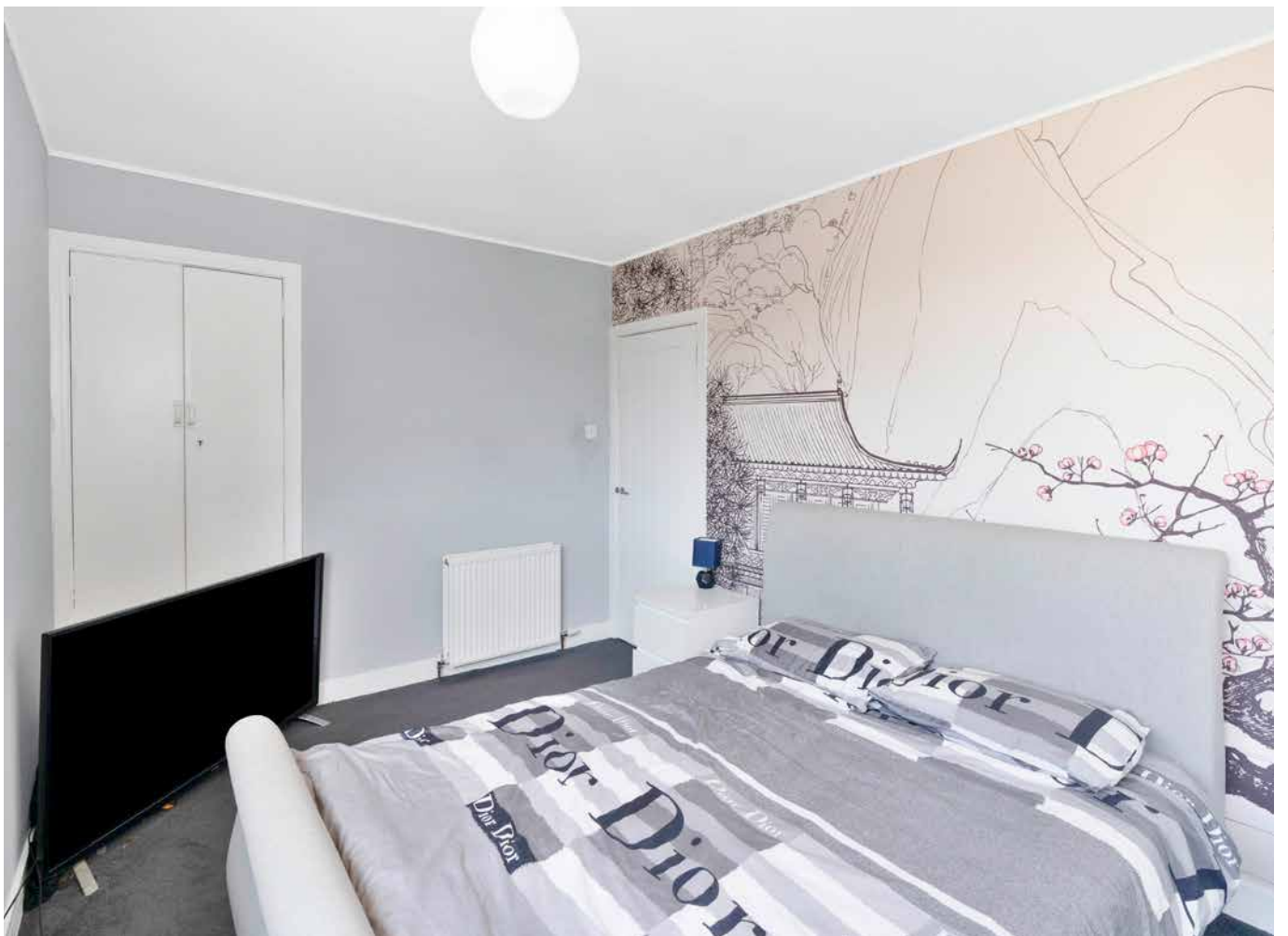
D
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Peaceful village setting close to schools and rail links
- End-terraced house with bright contemporary interiors
- Naturally-lit entrance hall
- Dual-aspect living/dining room with kitchen access
- Light-filled kitchen with garden access
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Generous corner plot with enclosed gardens and southeast-facing rear aspect
- Unrestricted on-street parking

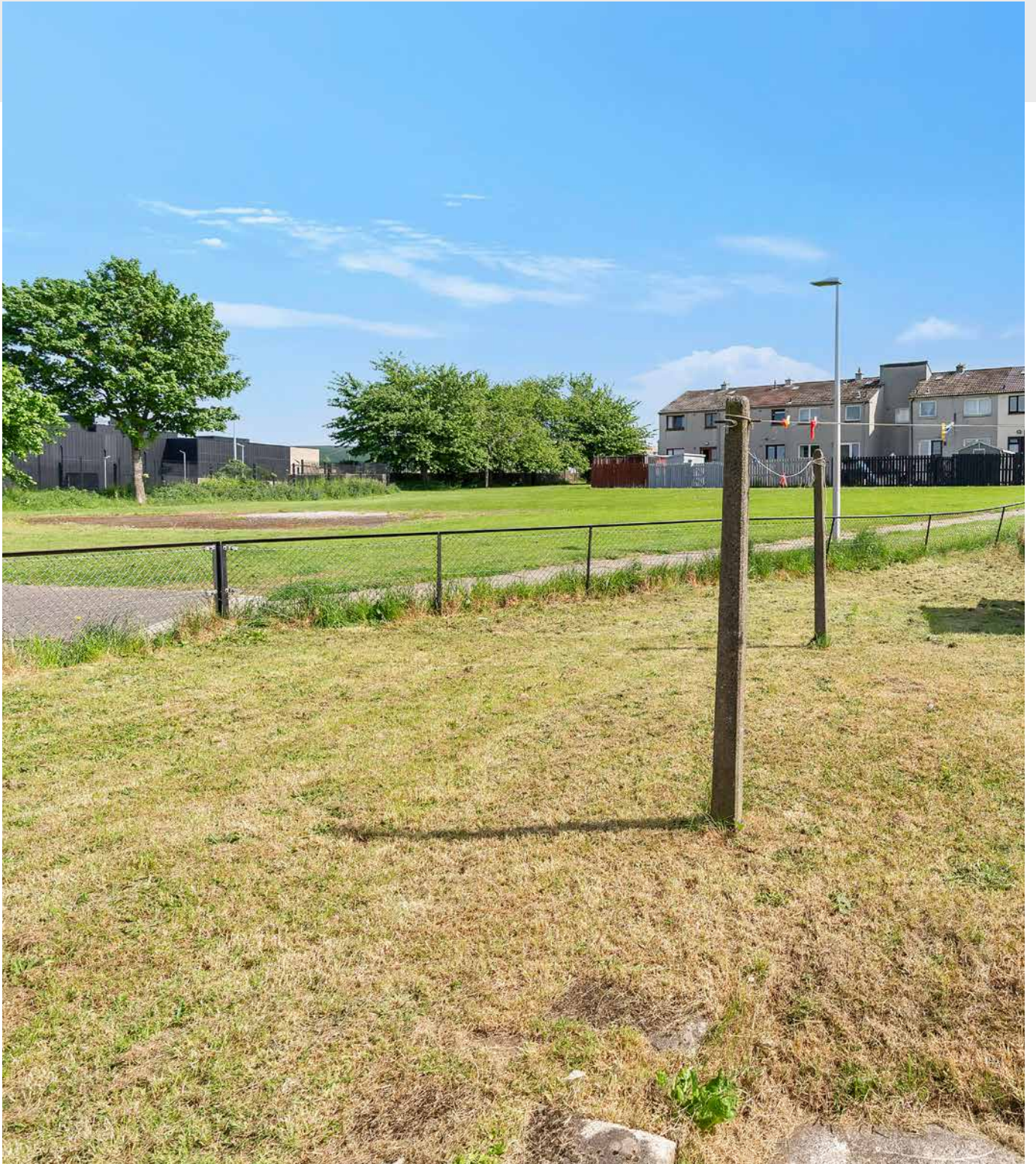






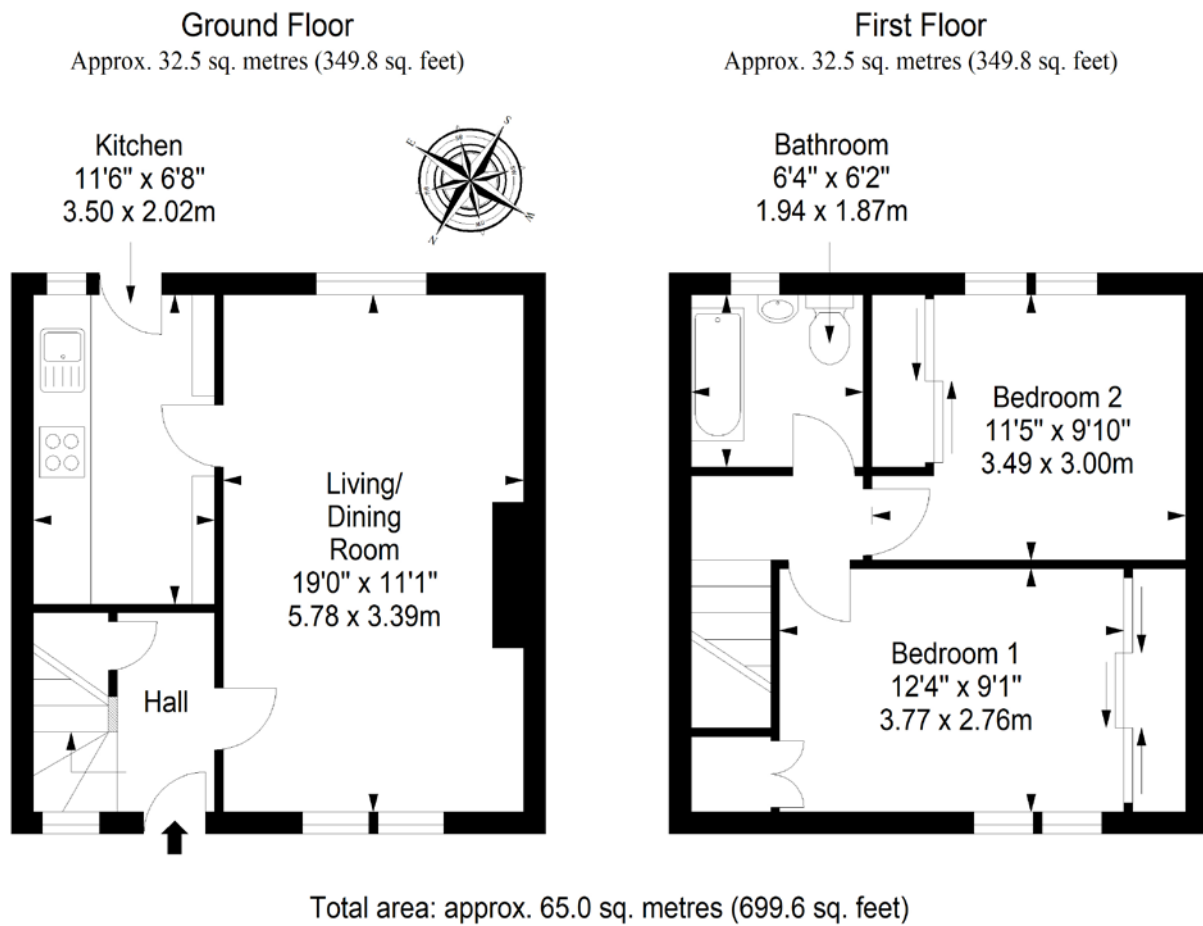


Extras: All fitted floor and window coverings and light fittings are included.



WALLYFORD, EAST LoTHIAN

Approximately 9 miles east of Edinburgh city centre, with excellent commuting links, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks to the county's idyllic sandy coastline and its wealth of renowned golf courses. The village is well-served by local amenities, with convenience stores, a post office, and eateries. Further shops, supermarkets, pubs, and cafes can also be enjoyed in the thriving coastal town of Musselburgh, which is only two miles away. More extensive shopping and leisure facilities are on offer at nearby Fort Kinnaird Retail Park as well. For state schooling, primary and secondary education is provided locally, whilst, in Musselburgh, there is the renowned, independent Loretto School. Wallyford boasts excellent public transport links, with its own railway station on the Edinburgh – North Berwick line, a handy Park and Ride facility, and regular bus services. It also offers quick access to the A1 and the City of Edinburgh Bypass - ideal for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.



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