



43 Rosehill Cusp, Wallyford, East Lothian, EH21 8FH
*Impressive three-bedroom semi-detached family home with enclosed garden,
parking and stunning views towards Arthur's Seat*

URQUHARTS
EDINBURGH



DESCRIPTION

43 Rosehill Cusp is a beautifully presented three-bedroom semi-detached house, forming part of a popular modern development, with enclosed garden, residents parking and unrestricted views towards Arthur's Seat, Pentland Hills and Firth of Forth. Situated in the sought-after East Lothian village of Wallyford with excellent schools, amenities and public transport links offering a short commute to Edinburgh city centre and further afield.

Welcoming entrance hall with two storage cupboards; bright living room overlooking the front garden and with stunning views towards Arthur's Seat; spacious kitchen / dining / family room with direct access to the enclosed rear garden, modern fitted kitchen with wall & base units, integrated appliances, utility room and WC. On the upper level, a master bedroom with en-suite shower room; two further good-sized double bedrooms; and a family bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Kitchen / dining room & utility room. Three double bedrooms (one en-suite). Bathroom. WC. Floored attic.

Gas central heating. Double glazing. Well-maintained front and rear gardens, with an enclosed rear garden mainly laid to lawn with patio areas and external shed. Unallocated residents parking to the rear. Alarm system. The development is factored by Hacking & Paterson, and there is an approx. annual fee £150 for the upkeep of the communal areas.

LOCATION

Wallyford is an increasingly popular East Lothian village, situated approximately 7 miles east of the city centre. It has its own railway station providing regular services to Edinburgh Waverley with the nearby A1 offering swift access to Edinburgh City Bypass, major motorway networks, Edinburgh Airport and the Queensferry Crossing. The village benefits from a range of local amenities including shops, cafes, schooling and





recreational facilities with a wider selection of retail, leisure and dining options can be found in nearby Musselburgh and Fort Kinnaird Retail Park. There is also easy access to East Lothian's renowned beaches, golf courses and scenic coastal walks. There is a range of nursery, primary, and secondary schools in the area with further education at Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, integrated kitchen appliances and freestanding made to measure wardrobe in bedroom 2. The curtains and washing machine are not included in the sale.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category B

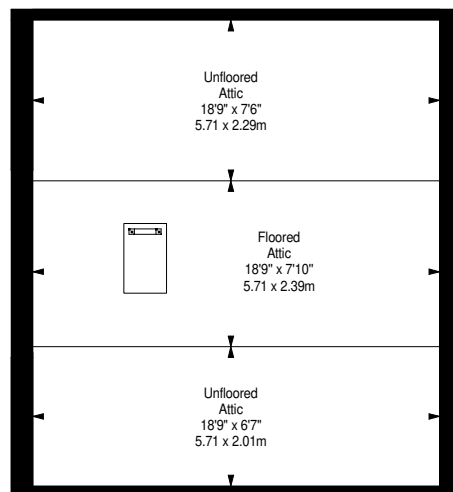
Tenure Freehold



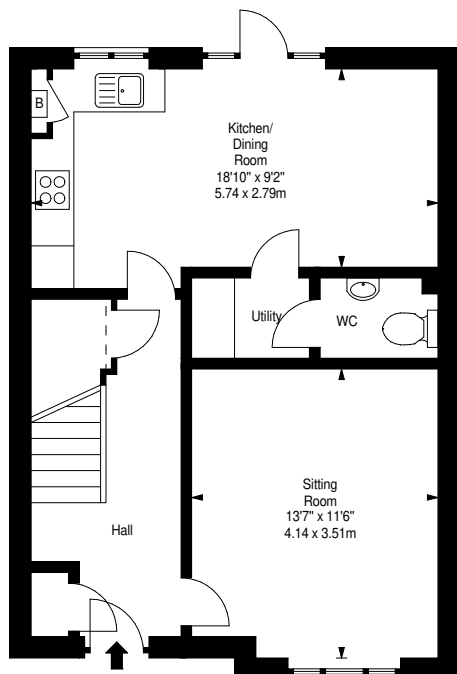
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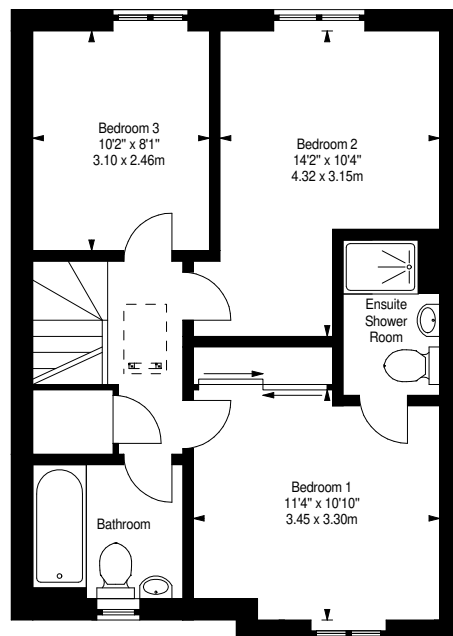
Approx. Gross Internal Area
1039 Sq Ft - 96.52 Sq M
Floored & Unfloored Attic
Approx. Gross Internal Area
413 Sq Ft - 38.37 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Attic



Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.