










Offers Over

£240,000

34 Eskfield View

Wallyford | East Lothian | EH21 8FD

This beautifully presented, light-filled terraced villa boasts a private, sun-filled rear garden and is set within a well-established modern development with residents' parking. Ideally located on the outskirts of Musselburgh, the property offers excellent access to the A1, providing swift connections to the city bypass, while a wide range of local amenities can be found nearby in the popular Wallyford area.

-  3 Bedrooms
-  1 Public Room plus WC
-  1 Bathroom
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

This well-proportioned three-bedroom home offers a practical and thoughtfully arranged layout across two levels, making it an ideal choice for modern family living. The ground floor is designed with both comfort and functionality in mind, while the upper level provides well-balanced sleeping accommodation. On entering the property, you are welcomed into a central hallway that provides access to all main ground floor areas. To the front, the kitchen is neatly arranged with a good range of units and workspace, creating a functional environment for everyday cooking. Adjacent to this, there is a convenient ground floor WC with a useful utility area, enhancing the home's practicality. To the rear, the spacious reception room serves as the heart of the home. This bright and inviting space easily accommodates both lounge and dining furniture, making it perfect for relaxing or entertaining. Its position at the back of the property also allows for a pleasant outlook and easy access to the garden, encouraging a seamless indoor-outdoor lifestyle. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is generously sized and provides a comfortable retreat, while the second bedroom is also a good-sized double. The third bedroom offers flexibility and could be used as a child's room, guest bedroom, or home office depending on individual needs. A centrally located family bathroom completes the upper floor, fitted with a bath and essential fittings for everyday use.



Overall, this home combines a sensible layout with versatile living spaces, making it well suited to a range of buyers including families, couples, or those looking for additional space to work from home.

The development communal areas are upkept by the factor Hacking & Patterson with a yearly payment of £156.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The rear garden is fully enclosed, offering a private and secure outdoor space. It provides convenient access to the parking area, raised deck, and lawn, making it a practical extension of the living space for both relaxation and everyday use.

Un allocated parking for residents and visitors is situated to the rear of the property, ensuring easy and dedicated parking for residents. In addition, there are visitor parking spaces available nearby, providing added convenience for guests without impacting resident parking arrangements.

Viewing

By appointment through Neilsons (0131 625 2222).





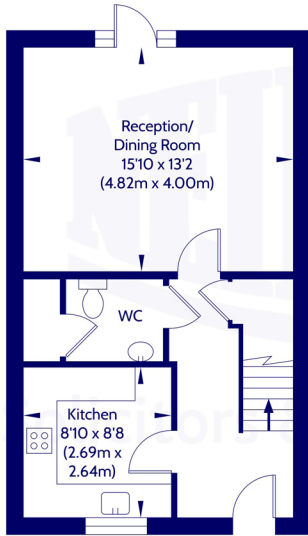
Location

The village of Wallyford is located within the heart of East Lothian, approximately two miles southeast of Musselburgh and adjacent to the A1. It is close to pleasant open countryside and provides pleasant walkways and cycle tracks with excellent beaches nearby along the East Lothian coast. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found in 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 Wallyford itself, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh City Bypass is within easy reach. The award winning Wallyford Primary and High School is within close proximity.

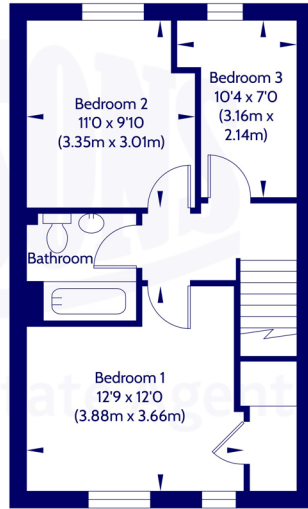




Approx. Gross Internal Floor Area 81 Sq M / 871 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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