



8 Wallace Avenue
Wallyford, East Lothian, EH21 8BZ

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall with excellent storage.
- Cloakroom/WC.
- Attractive & good-sized living room.
- Generously proportioned dining kitchen with appliances.
- French doors to southwest-facing rear garden.
- Utility room off with door out to side of property.
- Spacious upper landing with storage & access to partially floored attic.
- Master bedroom with built-in mirrored wardrobes & French doors to Juliet style balcony.
- Ensuite shower room.
- Three further double bedrooms with two with fitted wardrobes.
- Family bathroom with shower & fitted storage.
- Gas central heating.
- Double glazing.
- Alarm.
- Private garden to front.
- Driveway leading to integral garage.
- Pathways to either side of property.
- Enclosed child friendly south-west facing garden at rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A fabulous, detached villa situated within the popular East Lothian village of Wallyford, an ideal commuter base with its close proximity to the A1 and the Edinburgh City Bypass. There is a range of amenities nearby and the property would make an ideal family home in a very popular development.

FACTORING NOTE

The communal grounds in the development are factored by James Gibb with an approximate charge of £120 per annum.

COUNCIL TAX BAND F.
TRAIN STATION APPROXIMATELY 500 METRES TO WALLYFORD TRAIN STATION.
AIRPORT APPROXIMATELY 17.3 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 100 METRES.

LOCATION

Approximately 9 miles east of Edinburgh city centre, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks to East Lothian's idyllic sandy coastline and its wealth of renowned golf courses. Wallyford also provides a quick and easy commute into Edinburgh thanks to the nearby A1. 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 schooling, primary education is provided locally, whilst secondary education is available in Musselburgh, including the renowned, independent Loretto School (which caters to both primary and secondary levels). Wallyford has excellent public transport links with its own railway station on the Edinburgh – North Berwick line, a handy Park and Ride, and regular bus services. It also offers quick access to the City of Edinburgh Bypass for days out in the Pentland Hills or for connecting to the M8/ M9 motorway networks.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, DISHWASHER, AND FREESTANDING FRIDGE/FREEZER. THE SOFA WITHIN THE LIVING ROOM WILL BE AVAILABLE THROUGH NEGOTIATION.

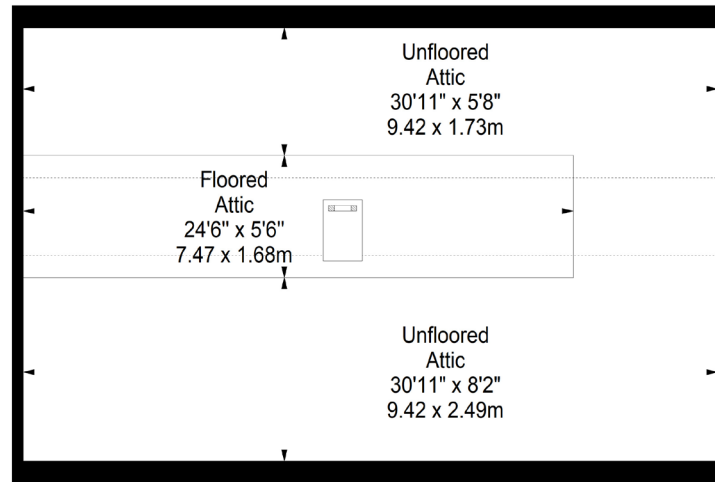




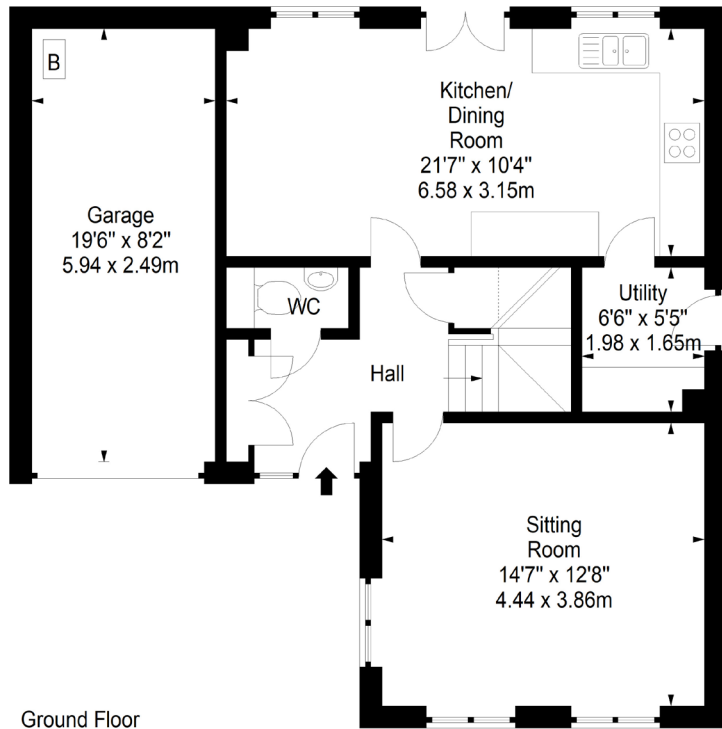
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Wallyford,
Musselburgh,
East Lothian, EH21 8BZ



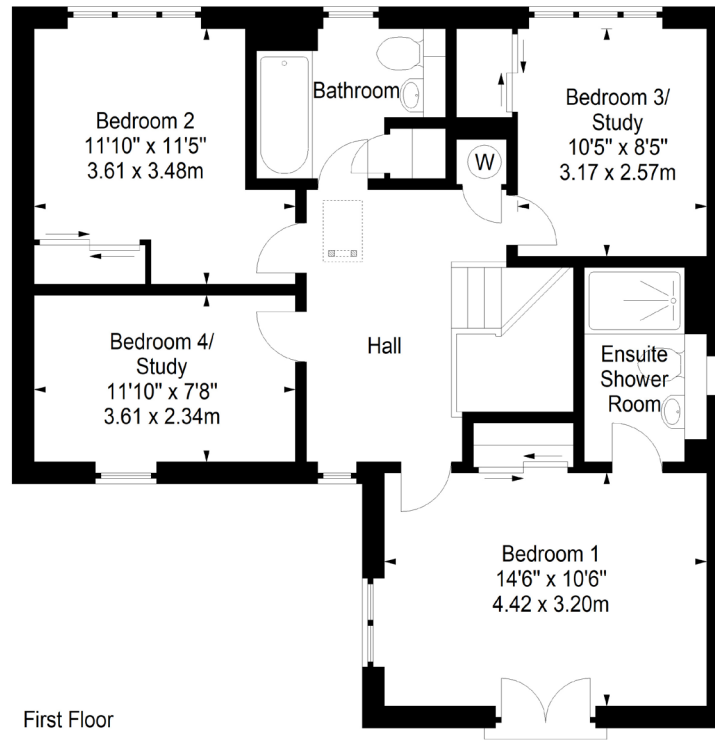
Approx. Gross Internal Area
1358 Sq Ft - 126.16 Sq M
Attic
Approx. Gross Internal Area
609 Sq Ft - 56.58 Sq M
Garage
Approx. Gross Internal Area
165 Sq Ft - 15.33 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Ground Floor



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.