



49 Wallace Crescent, Musselburgh, East Lothian, EH21 8DD



Welcome

Welcome to 49 Wallace Crescent, This stunning four-bedroom detached townhouse, set in a quiet cul-de-sac within a sought-after residential development in the popular East Lothian village of Wallyford, near Musselburgh. Presented in true walk-in condition, the property offers bright and spacious family accommodation. Ideally located within walking distance of local amenities, it is the perfect home for growing families. The property also benefits from gardens to the front, side, and rear, multiple car driveway, and a detached single garage. Early viewing is highly recommended.

- Superb sought-after residential location
- Entrance hallway with stairs to the upper floor
- Ground floor WC
- Bright and spacious living room with bay window
- Modern dining kitchen with granite worktops, six-burner gas hob, double oven, integrated appliances, storage cupboard, and French doors to the rear garden
- Garden room with French doors to the garden
- Upper hallway with storage cupboard
- Guest bedroom with built-in wardrobes and en-suite shower room
- Two further bedrooms with built-in wardrobes
- Stylish family bathroom with three piece white suite with shower over bath and underfloor heating
- Top floor landing with study area and Velux window
- Spacious main bedroom with built-in storage, dormer and Velux windows, and en-suite shower room
- Hive-controlled gas central heating and double glazing
- Private front and rear gardens, ideal for outdoor entertaining
- Detached garage with electric roller door
- Driveway for multiple cars, plus ample visitor parking
- Finished to a high standard throughout with integrated appliances, oak doors, and quality flooring





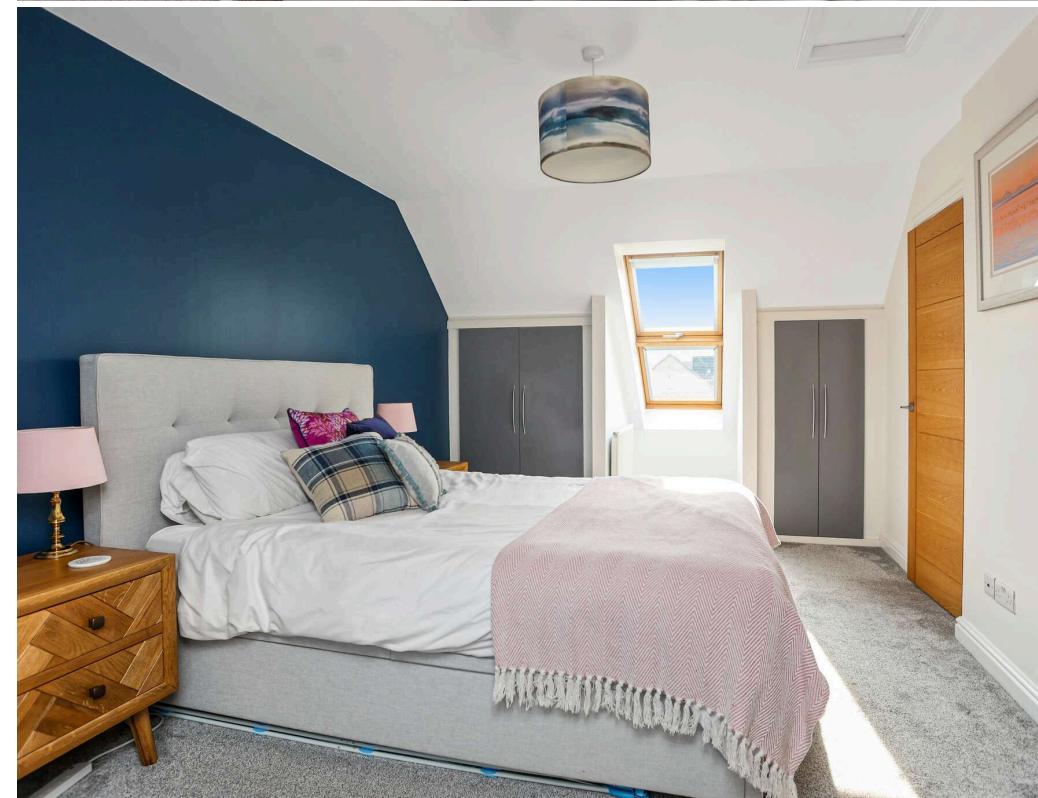


Wallyford

Wallyford is a thriving and rapidly developing village located in the heart of East Lothian, offering an appealing blend of modern amenities and a welcoming community spirit. Surrounded by beautiful countryside yet only a short journey from Edinburgh city centre, Wallyford is perfectly positioned for commuters, families, and those seeking a balance between rural tranquillity and urban convenience. The village boasts a range of local shops, a primary school, and excellent transport links including a railway station with regular services to Edinburgh, making it an ideal base for those looking to enjoy both the coast and the capital. With easy access to nearby beaches, golf courses, and scenic walks, Wallyford provides a superb quality of life in one of East Lothian's most accessible and up-and-coming areas.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.





Get in touch

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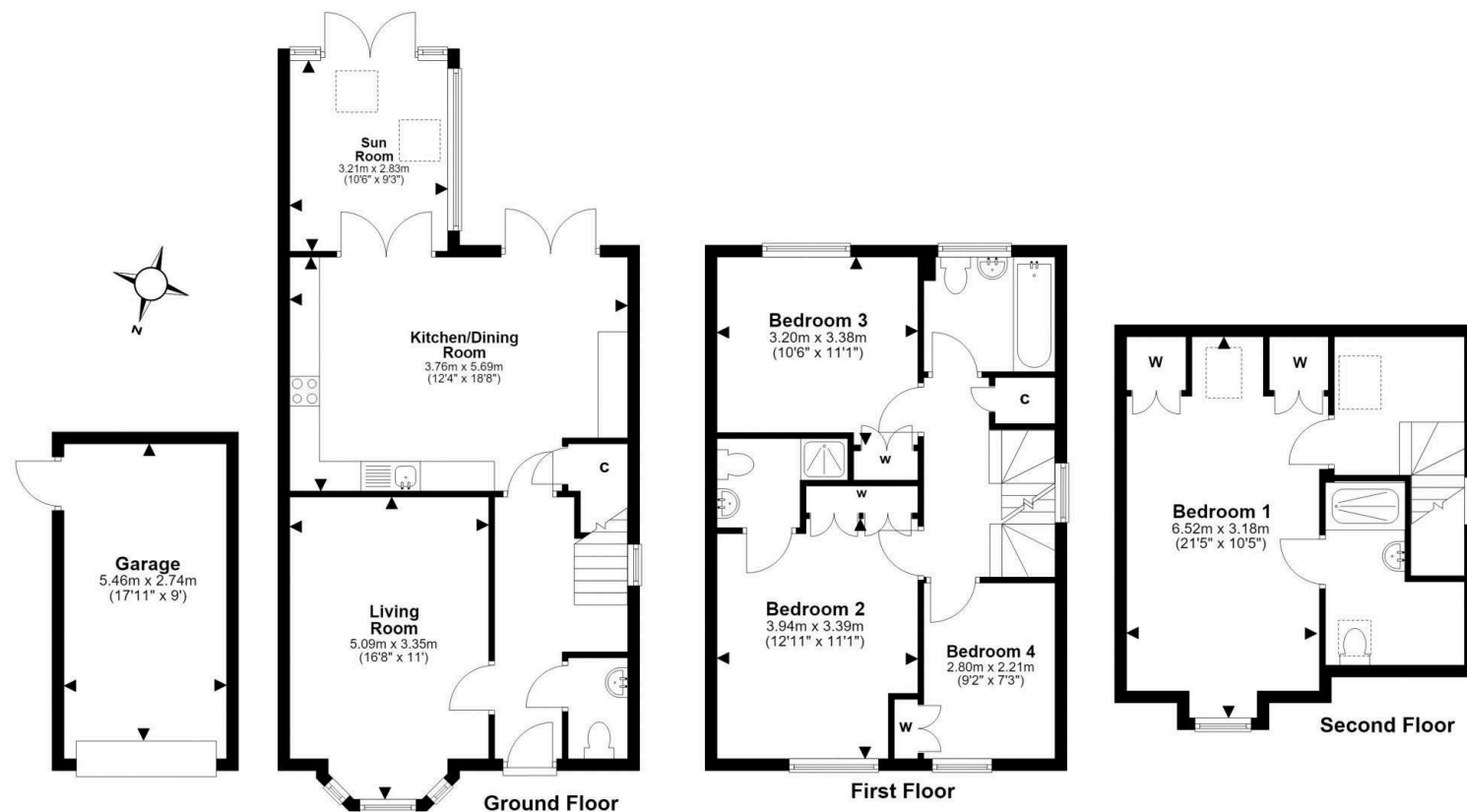
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.