

OFFERS OVER £225,000

42 Oliphant Gardens
Wallyford, EH21 8QP

drummondmiller
Solicitors & Estate Agents



- Generously proportioned semi detached villa
- In good decorative order
- Lounge, fitted kitchen/diningroom and WC
- Three bedrooms
- Part tiled family bathroom
- Gas central heating and double glazing
- Gardens to both front and rear, paved driveway
- EPC Band C, Council tax band D

Description

This is a well presented semi detached villa (70sq m) offering flexible family accommodation within a quiet cul de sac on this small modern estate. Benefitting from gas central heating and double glazing, the ground floor accommodation comprises entrance hall, generously proportioned front facing lounge, internal WC with modern two piece white suite, modern fitted kitchen with integrated appliances and patio doors to the garden. Upstairs there are two double bedrooms, both with fitted wardrobes, a generous single bedroom and a family bathroom with three piece white suite including an electric shower and screen over the bath.





Location

Wallyford is situated only two miles south east of Musselburgh and immediately adjacent to the A1. It is surrounded by open countryside and provides pleasant walkways and cycle tracks. Straddling the A.6094 Wallyford has become a popular commuter base with its own railway station linking quickly and easily with Edinburgh City Centre and surrounding towns and villages. Additionally a new park and ride facility has added to the regular connections for commuters. There is a primary school, post office and local shops. A wider range of facilities including secondary schools and an excellent choice of shops and services are available in nearby Musselburgh plus further "High Street" retail units available at Fort Kinnaird Retail Park in Newcraighall.

Gardens & Parking

There is a monobloc driveway providing off street parking as well as a small front garden with lawn and tree. A gate leads to the larger, fully enclosed, rear garden which has a wooden deck, artificial lawn and wooden shed included.

Extras

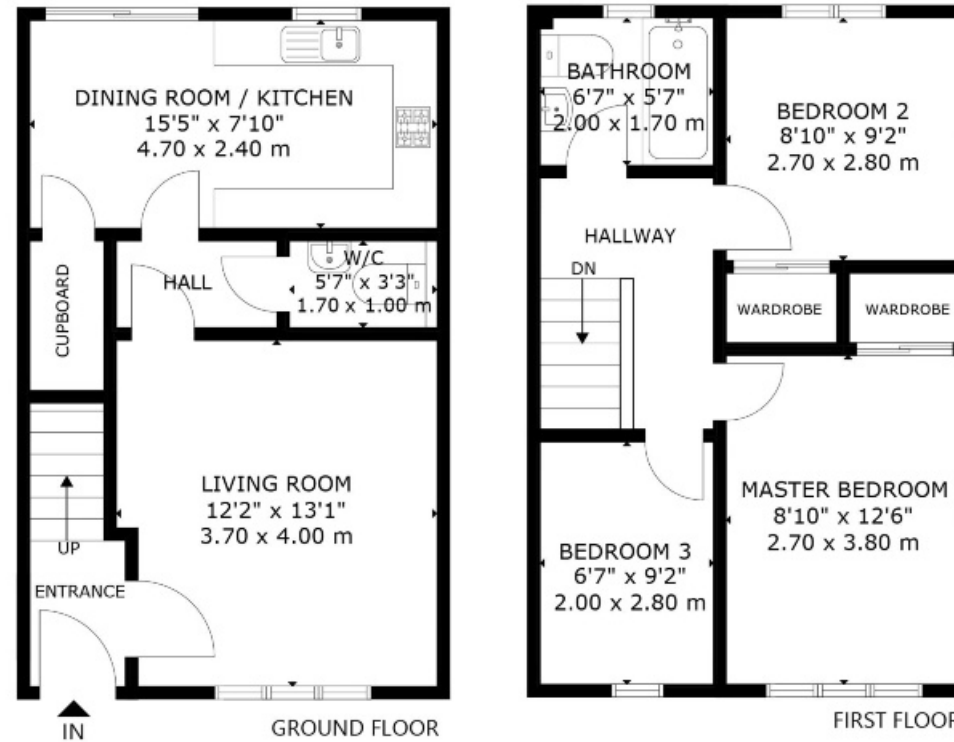
All the fitted floor coverings, blinds, integrated gas hob, oven, chimney style cooker hood, fridge/freezer, automatic washing machine, dishwasher, wine cooler and wooden shed are included within the sale price.

Home Report

The property has been valued by a surveyor at £230,000 and the Home Report can be downloaded via the ESPC website.

Viewing

By appointment telephone selling Agents on 0131 665 3131



42 OLIPHANT GARDENS, WALLYFORD, EH21 8QP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 792 SQ FT / 73 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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