

KILGOUR

PROPERTY



14 Laing Loan, Wallyford, EH21 8GU





- Lounge
- Separate Kitchen
- WC
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Allocated Parking Space
- Council Tax - Band D
- EPC - Band B

Viewing by appointment through selling agent on 0131 273 5233

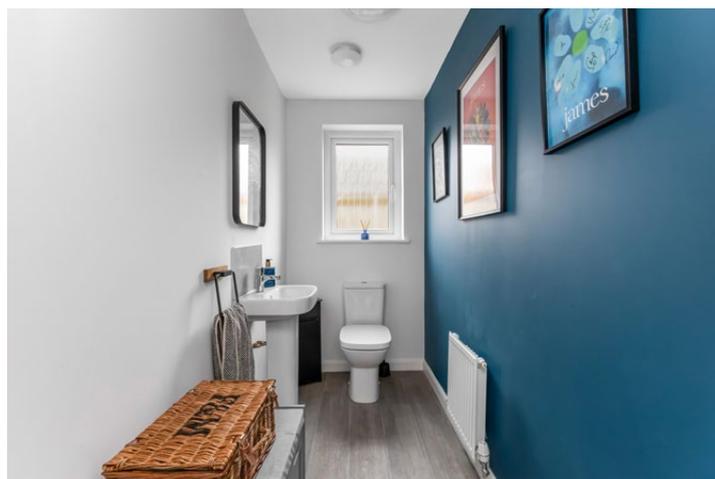
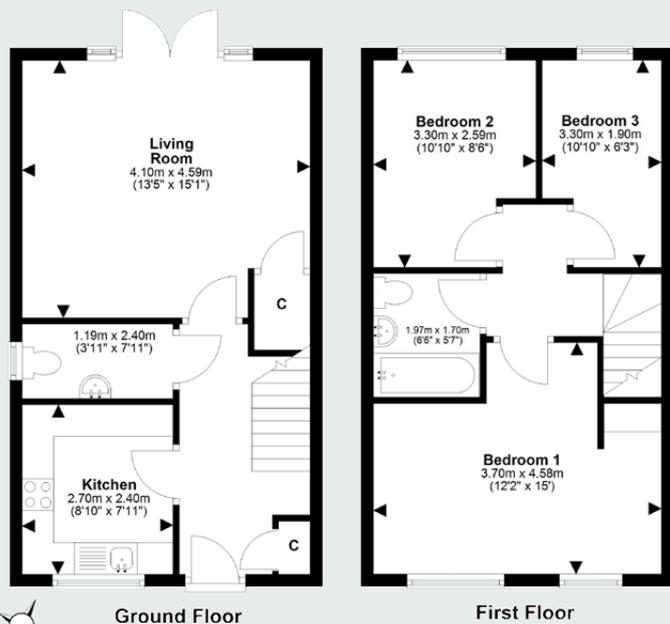
Description

An excellent opportunity to purchase this semi-detached villa that is set within a highly sought after modern development close to amenities and is very well placed for commuting. The property will appeal to a variety of buyers and is in move in condition.

There is gas central heating and double glazing throughout and externally there are well maintained private gardens to the front and rear as well as an allocated parking space.

Location

The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found at 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 the village, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh city bypass is within easy reach.

1 3 1 B
A
D
C
EPC BANDD
COUNCIL TAX BAND

Lounge	13'5 x 15'1	4.10m x 4.59m
Kitchen	8'10 x 7'11	2.70m x 2.40m
WC	3'11 x 7'11	1.19m x 2.40m
Bedroom 1	12'2 x 15'0	3.70m x 4.58m
Bedroom 2	10'10 x 8'6	3.30m x 2.59m
Bedroom 3	10'10 x 6'3	3.30m x 1.90m
Bathroom	6'6 x 5'7	1.97m x 1.70m





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