

KILGOUR

PROPERTY



72 Wallace Crescent, Wallyford, EH21 8DD





- Lounge/Diner
- Separate Kitchen
- Utility Room
- 4 Bedrooms (Master En Suite)
- Bathroom
- Shower Room
- Gas Central Heating
- Double Glazing
- Private Gardens
- Allocated Parking
- Council Tax – Band E
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

Description

An excellent opportunity to purchase this superbly presented family home that offers flexible accommodation and is set close to day to day amenities and is also very well placed for commuting.

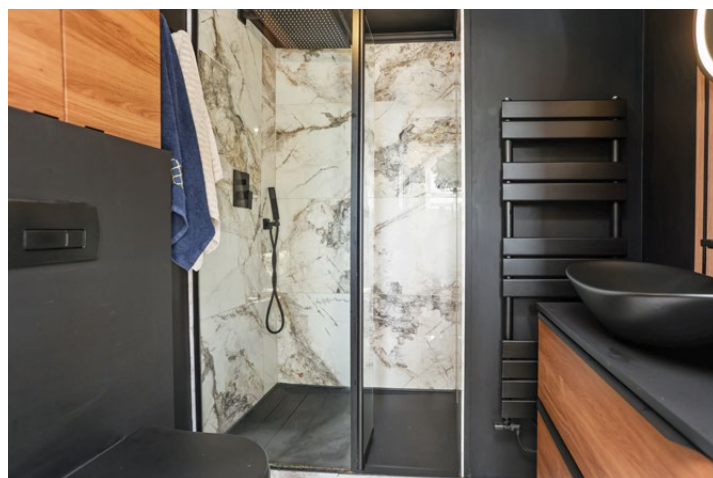
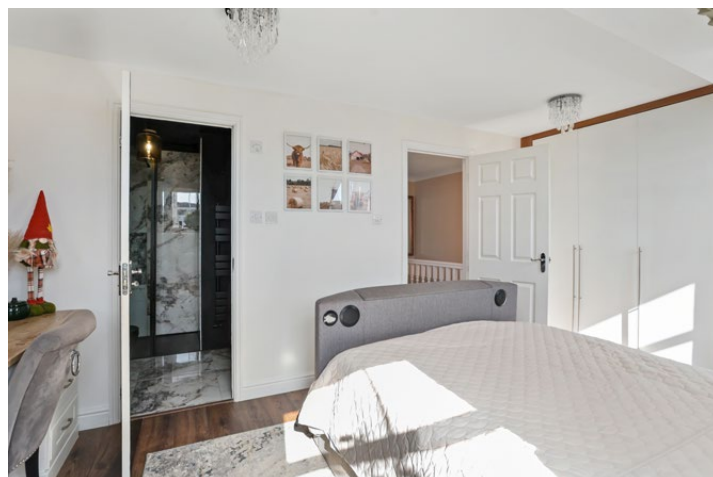
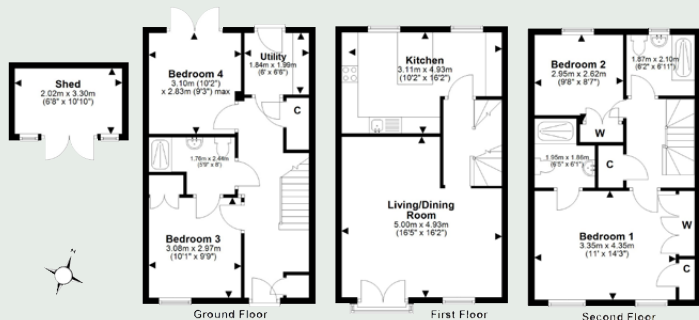
The property benefits from gas central heating and externally there are well maintained gardens to the front and rear.

Allocated parking is located to the rear of the property.

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 and now has it's own primary and secondary school within the development. 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. Wallyford has excellent public transport link 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.



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EPC BANDE  COUNCIL TAX BAND

Lounge/Diner	16'5 x 16'2	5.00 x 4.93m
Kitchen	10'2 x 16'2	3.11 x 4.93m
Utility	6' x 6'6	1.84 x 1.99m
Bedroom 1	11' x 14'3	3.35 x 4.35m
Bedroom 1 Ensuite	6'5 x 6'1	1.95 x 1.86m
Bedroom 2	9'8 x 8'7	2.95 x 2.62m
Bedroom 3	10'1 x 9'9	3.08 x 2.97m
Bedroom 4	10'2 x 9'3	3.10 x 2.83m
Bathroom	6'2 x 6'11	1.87 x 2.10m
Shower Room	5'9 x 8'	1.76 x 2.44m





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