

# KILGOUR

PROPERTY



**16 Old Row, Wallyford, EH21 8EP**







- Lounge
- Kitchen/Dining Area
- Utility
- WC
- 3 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Summerhouse
- Council Tax – Band E
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

## Description

A superbly presented semi detached villa set within a popular and sought after modern development close to amenities and very well placed for commuting. The property will appeal to a number of buyers and benefits from gas central heating and is double glazed. Externally there are private gardens to the front and rear as well as a driveway for secure off street parking.

## 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 2 B   
EPC BANDE   
COUNCIL TAX BAND

Lounge	12'6 x 11'10	3.80 x 3.60m
Kitchen/Dining Area	17'9 x 9'2	5.40 x 2.80m
Bedroom 1	12'8 x 10'10	3.85 x 3.30m
En Suite	5'5 x 5'3	1.66 x 1.60m
Bedroom 2	9'5 x 9'0	2.87 x 2.75m
Bedroom 3	9'5 x 8'7	2.87 x 2.60m
Bathroom	6'11 x 5'7	2.10 x 1.70m









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