



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 8 Forthview Crescent

Wallyford, East Lothian, EH21 8LN

# 8 Forthview Crescent

Benefiting from modern interiors, enclosed gardens, and unrestricted on-street parking, this two-bedroom mid-terraced house is an attractive choice for young families and professionals, offering a peaceful residential setting within easy walking distance of Wallyford's rail links, schools, and everyday shopping. In addition to two double bedrooms, the inviting home boasts a spacious, south-facing reception room, a kitchen connected to a versatile sun room with garden access, a stylish bathroom featuring a shower-over-bath, and useful built-in storage throughout. Furthermore, a floored, skylit attic (with stair access) promises multi-use functionality, particularly appealing to growing families, with the potential to create a further bedroom, subject to planning permissions.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included.

## Property Summary

- Peaceful family-friendly setting close to schools and rail links
- Mid-terraced house with inviting modern interiors
- Bright entrance hall with storage
- Sunny and spacious living/dining room with storage
- Well-appointed kitchen with sunroom access
- Sunroom with utility storage and garden access
- Two double bedrooms with storage
- Bright, stylish bathroom with shower-over-bath
- Floored, skylit attic with stair access – excellent potential (STPP)
- Secure front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £185,000







Sunny and spacious living/  
dining room and a  
well-appointed kitchen  
with sunroom access







Two double bedrooms,  
a floored, skylit attic with  
stair access and secure  
front and rear gardens





Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

**espc** CHARTERED FIRM

**Zoopla.co.uk** **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

