

6 Rosehill Cusp

WALLYFORD, MUSSELBURGH, EH21 8FH



Spacious three-bedroom semi-detached family home in Wallyford



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McEwan Fraser Legal is delighted to present this spacious three-bedroom semi-detached family home in Wallyford.

THE LIVING ROOM

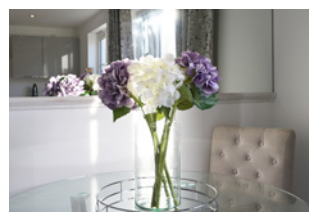


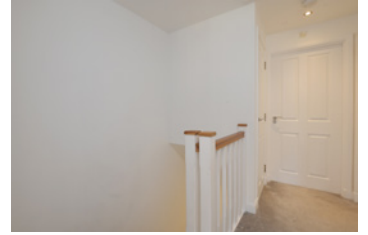
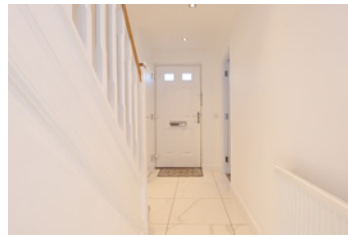
Inside, the property comprises a spacious living room which offers various possibilities for furniture arrangements.

THE KITCHEN/DINER



The fully equipped kitchen/dining room is bright and spacious with access to the rear garden. The kitchen is fitted with a gas hob, fan oven and integrated dishwasher and fridge freezer, whilst also boasting a utility cupboard for further white goods appliances.



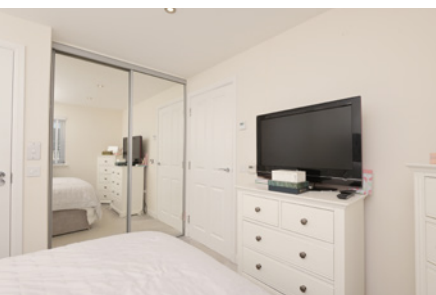
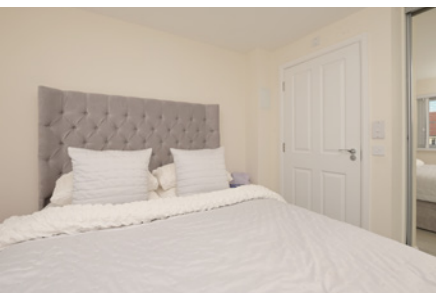


There are three bedrooms, two of which are double, with the master bedroom boasting built-in wardrobes and en-suite facilities. The property has a main family bathroom on the first floor with a shower over the bath, an en-suite shower room in the master bedroom and a WC on the ground floor.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

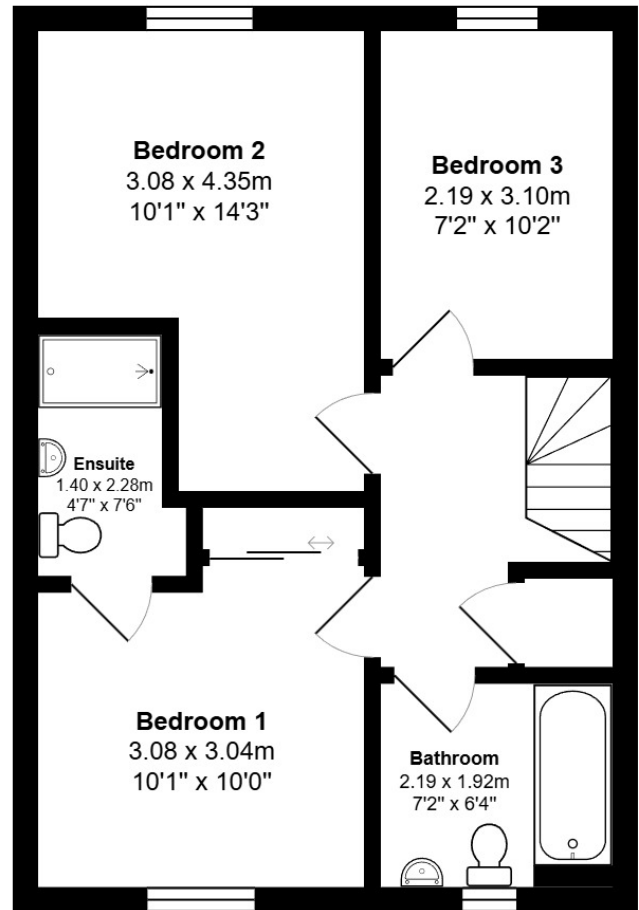
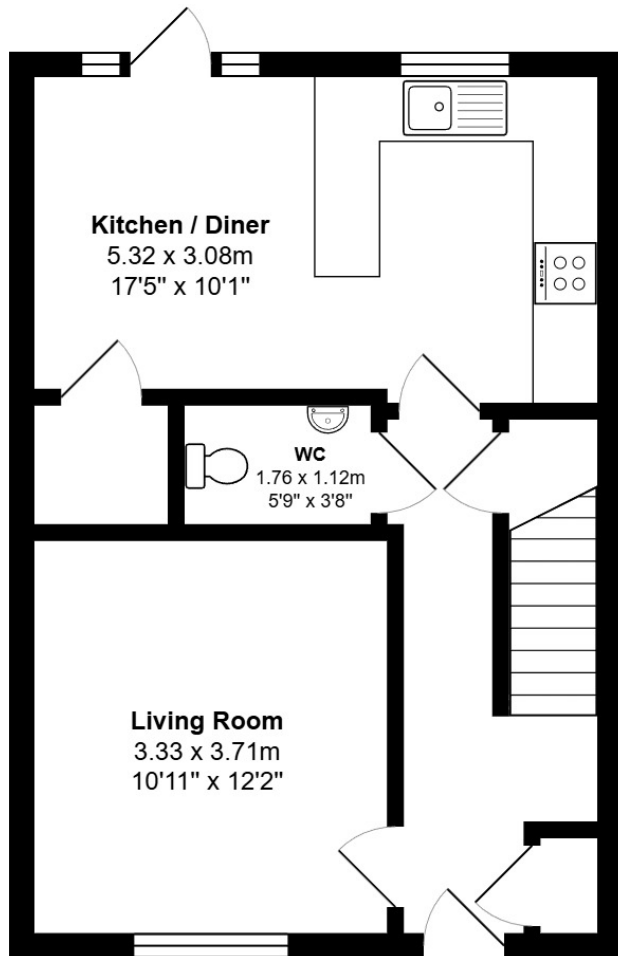


In addition, the property includes a driveway, private front and rear gardens with landscaping having been done by the current owners. There is also an attic as well as gas central heating and double-glazed windows, making for a cosy and cost-effective home, year-round.

EXTERNALS

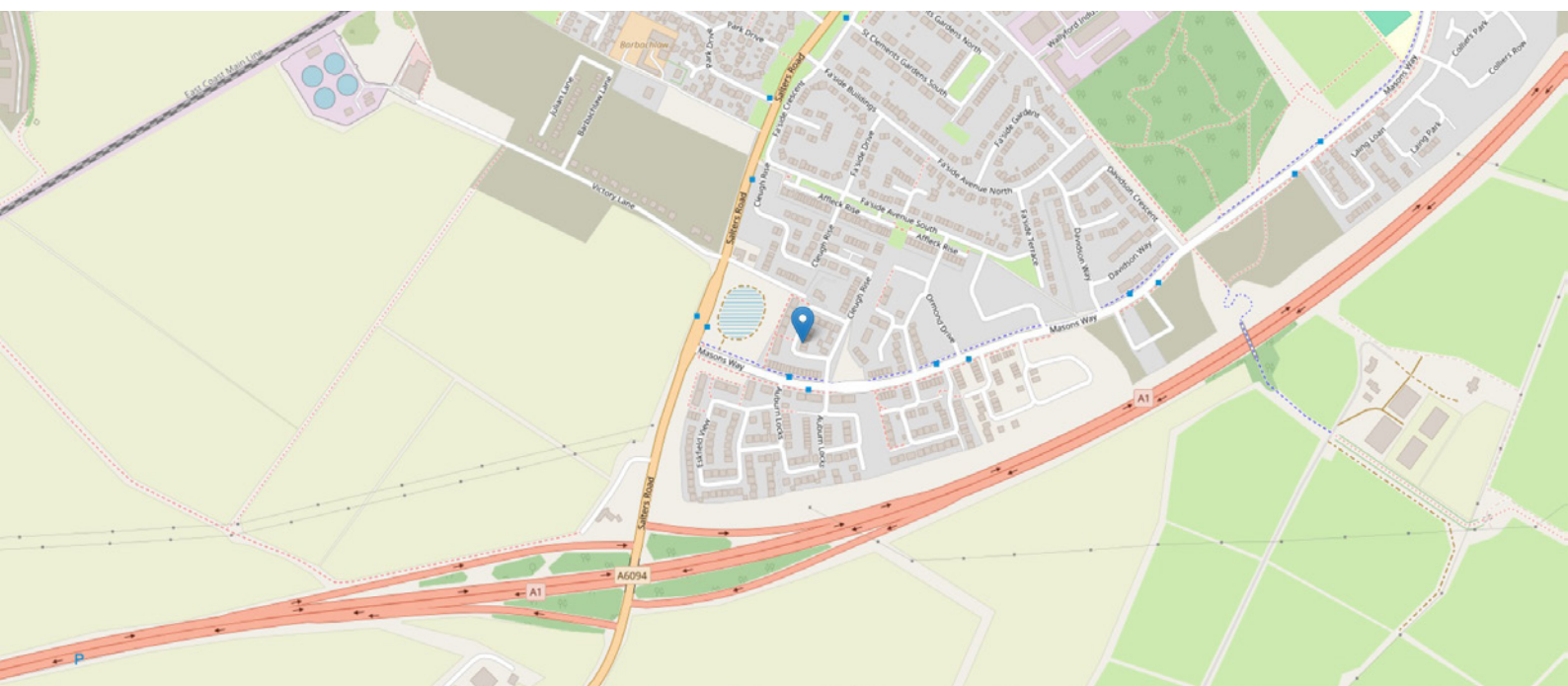


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 86m² | EPC Rating: B



THE LOCATION

Wallyford is situated only two miles southeast 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 been added to the regular connections for commuters.

There is a primary school, a 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.



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