



Spacious three-bedroom semi-detached family home in Wallyford



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



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

THE LIVING ROOM

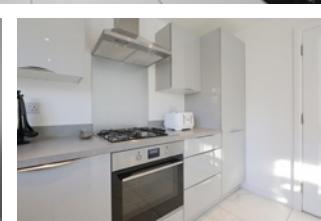


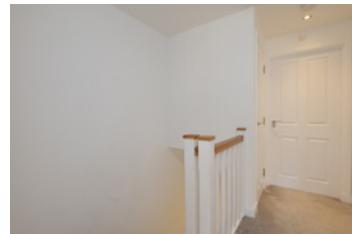
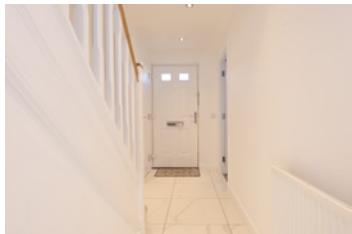
Inside, the property comprises a spacious living room which offers various possibilities for furniture arrangements.

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.



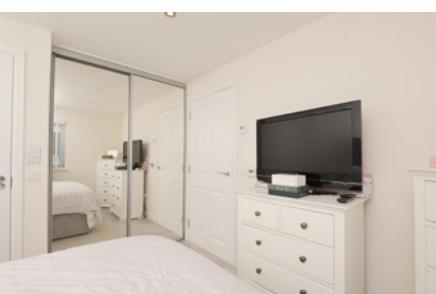


There are three bedrooms, two of which are double, with the master bedroom boasting built-in wardrobes and en-suite facilities. The property has a main family bathroom on the first floor with a shower over the bath, an en-suite shower room in the master bedroom and a WC on the ground floor.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

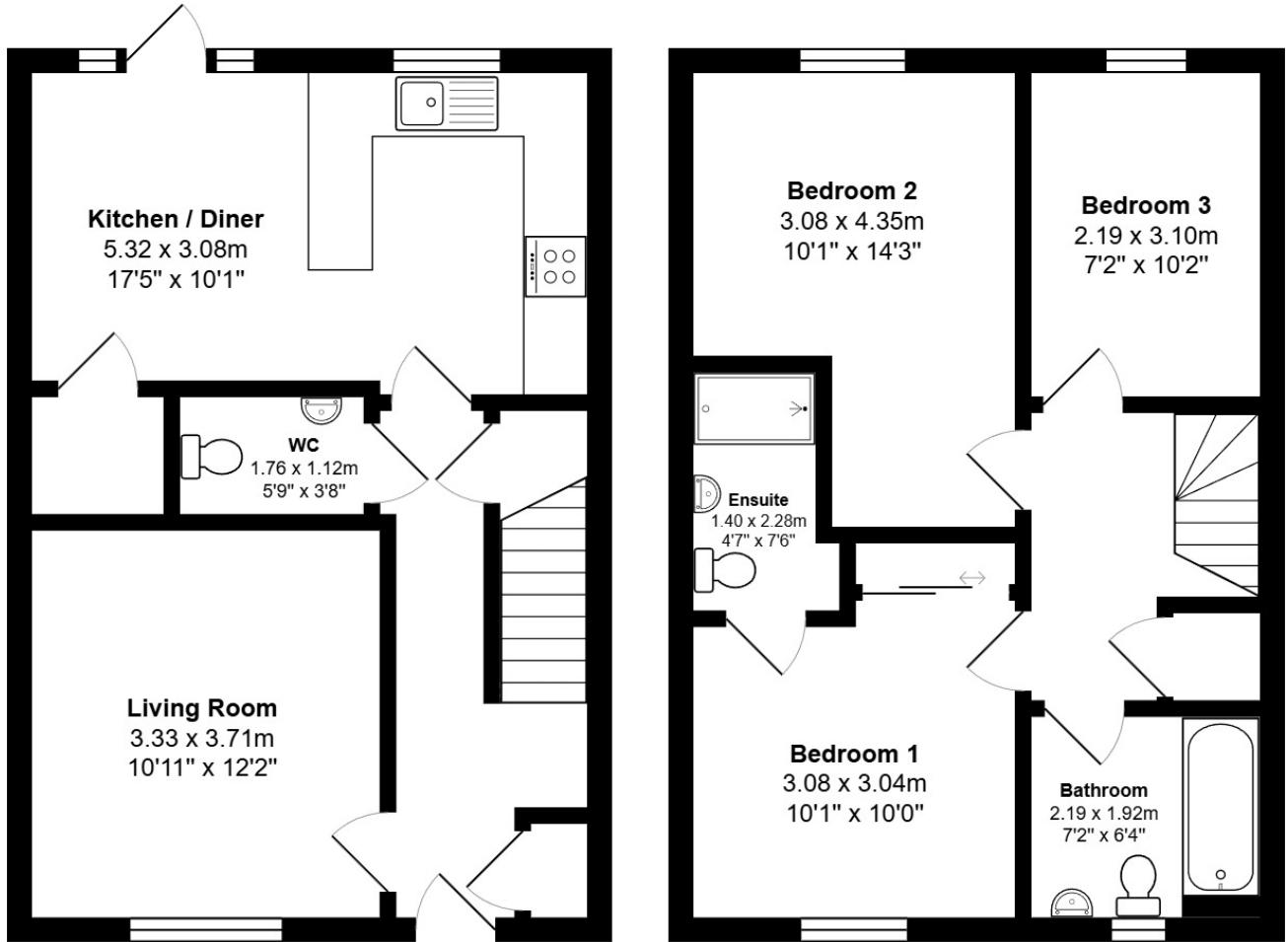


In addition, the property includes a driveway, private front and rear gardens with landscaping having been done by the current owners. There is also an attic as well as gas central heating and double-glazed windows, making for a cosy and cost-effective home, year-round.

EXTERNALS

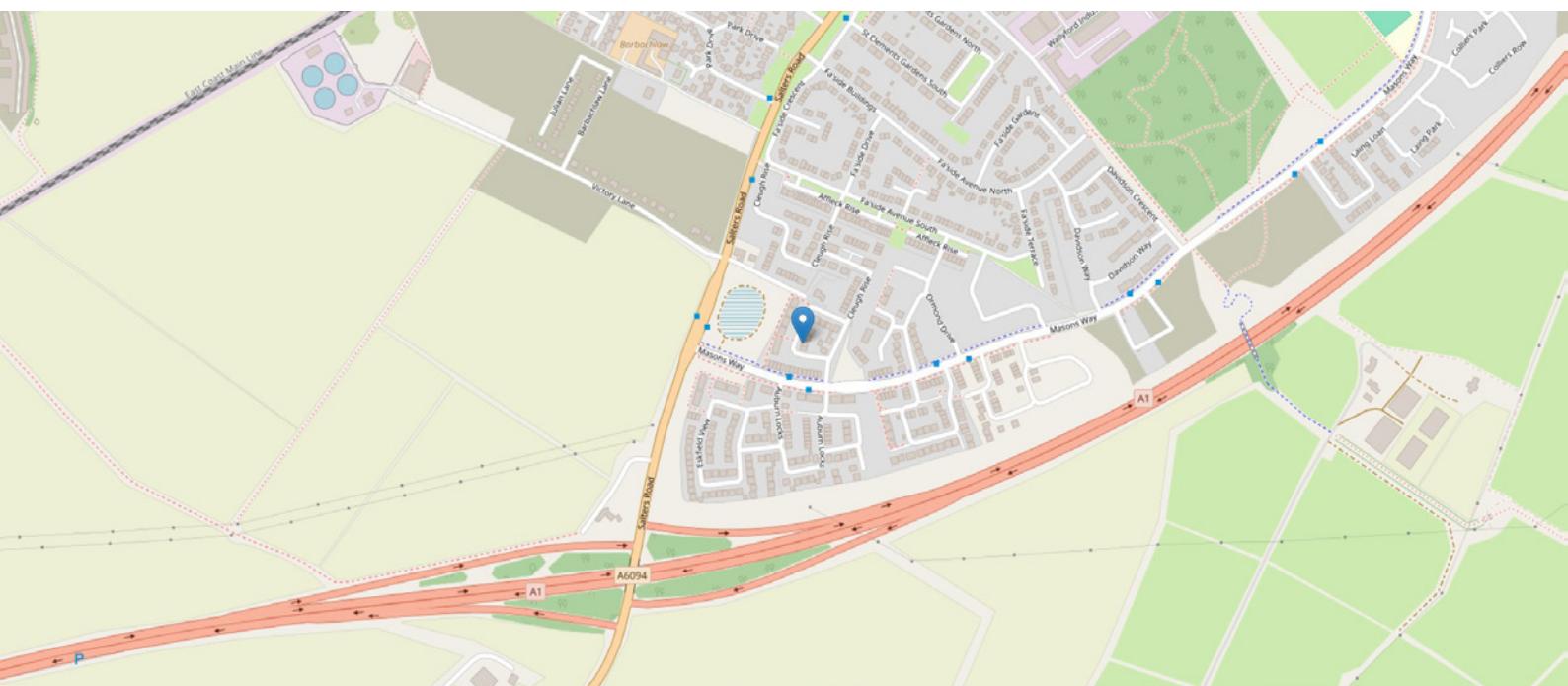


FLOOR PLAN & DIMENSIONS



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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.