

OFFERS OVER £240,000

10 Chuckers Row

Wallyford, EH21 8JP

drummondmiller

Solicitors & Estate Agents



- Generously proportioned, modern, end terraced villa
- In good decorative order
- Livingroom, fitted kitchen/diningroom
- Three bedrooms, one with en suite
- Family bathroom and WC
- Gas central heating & double glazing
- Gardens to both front and rear. Residents parking
- EPC Band B, Council tax band D

Description

This is a generously proportioned end terraced villa (74m sq) offering generous accommodation on this small modern estate, handily situated for access to the new primary and secondary schools as well as the railway station. In good decorative order and benefitting from gas central heating and double glazing throughout, the accommodation comprises entrance hall with WC, front facing livingroom, modern fitted kitchen with appliances and French doors to the garden. upstairs there are three bedrooms, one with en suite shower room and the internal family bathroom with three piece white suite with electric shower and screen over the bath.





Location

Wallyford is situated only two miles south east 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 added to the regular connections for commuters. There is a primary school, secondary school, post office and local shops. A wider range of facilities including 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.

Gardens & Parking

There is a small front garden with lawn. The larger fully enclosed rear garden has an artificial lawn, paved patio, wooden shed and a gate leading to the residents car park to the rear.

Extras

All the fitted floor coverings, curtains, blinds, gas hob, oven, chimney style cooker hood and wooden shed are included within the sale price.

Factors

The property is factored by First Port with an annual charge of approximately £140pa paid quarterly.

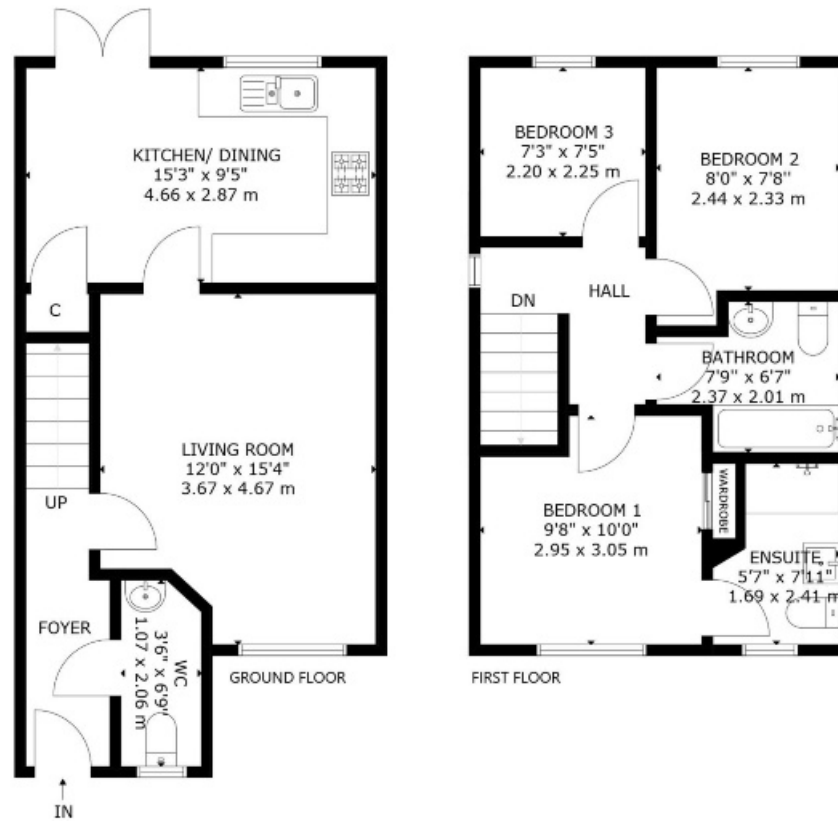
Home Report

The property has been valued by a surveyor at £245,000 and the Home Report can be downloaded via the ESPC website.

Viewing

By appointment telephone selling Agents on 0131 665 3131





10 CHUCKERS ROW, WALLYFORD, MUSSELBURGH EH21 8JP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 766 SQ FT / 72 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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