

OFFERS OVER £215,000

15 Fa'side Avenue North
Wallyford, EH21 8AY

drummondmiller
Solicitors & Estate Agents



- Generously proportioned semi detached villa
- In excellent decorative order
- Livingroom, modern fitted kitchen
- Three double bedrooms
- Stylish modern shower room
- Gas central heating, double glazing, solar panels
- Gardens to both front and rear, gated driveway
- EPC Band B, Council tax band C

Description

This is a fully modernised semi detached villa (87sq m) offering generous family accommodation on this established estate. In excellent decorative order and benefitting from gas central heating and double glazing throughout as well as solar panels. The ground floor accommodation comprises a bright entrance hall with shallow storage cupboard, generously proportioned front facing livingroom with and gas fire situated in an attractive surround, modern fitted kitchen with appliances, rear hall with storage cupboard containing the gas boiler, door to the garden and finally, a stylish part tiled shower room with two piece white suite and glazed walk in shower. Upstairs there are three generous bedrooms, two with storage cupboards.





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 are both Primary and secondary schools, 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.

Gardens and parking

There is a good sized front garden which has been chipped and paved for ease of maintenance with a variety of plants and shrub as well as a gated, paved driveway providing off street parking The larger rear garden is gated and also has an artificial lawn and is chipped and paved with a variety of plants, shrubs and trees.

Extras

All the fitted floor coverings, curtains, blinds, gas hob, oven, cooker hood, fridge, dishwasher and automatic washing machine are included within the sale price.

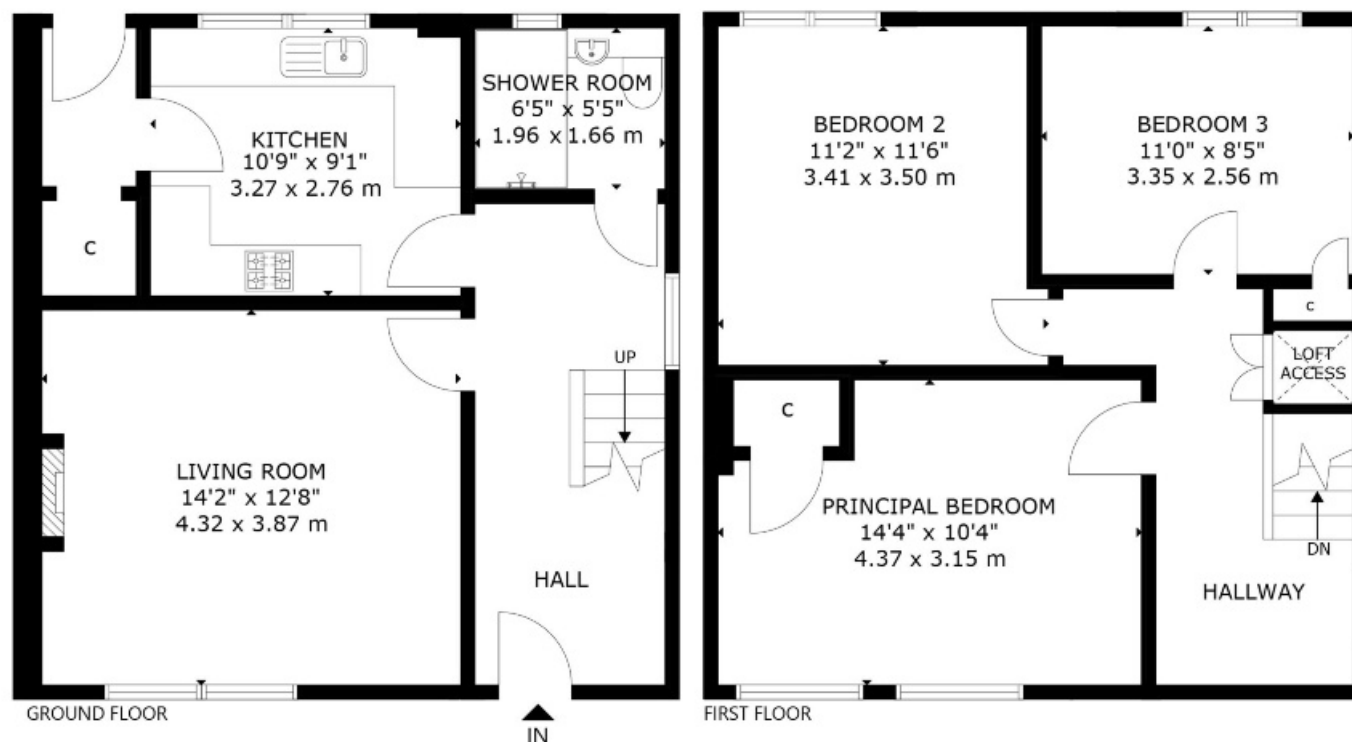
Home Report

The property has been valued by a surveyor at £220,000 and the Home Report can be downloaded via the ESPC website.

Viewing

By appointment telephone selling Agents on 0131 665 3131





15 FA'SIDE AVENUE NORTH, WALLYFORD, EH21 8AY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 949 SQ FT / 88 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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