



**11 Chute Crescent, Wallyford, EH21 8GL**  
**Offers Over £295,000**







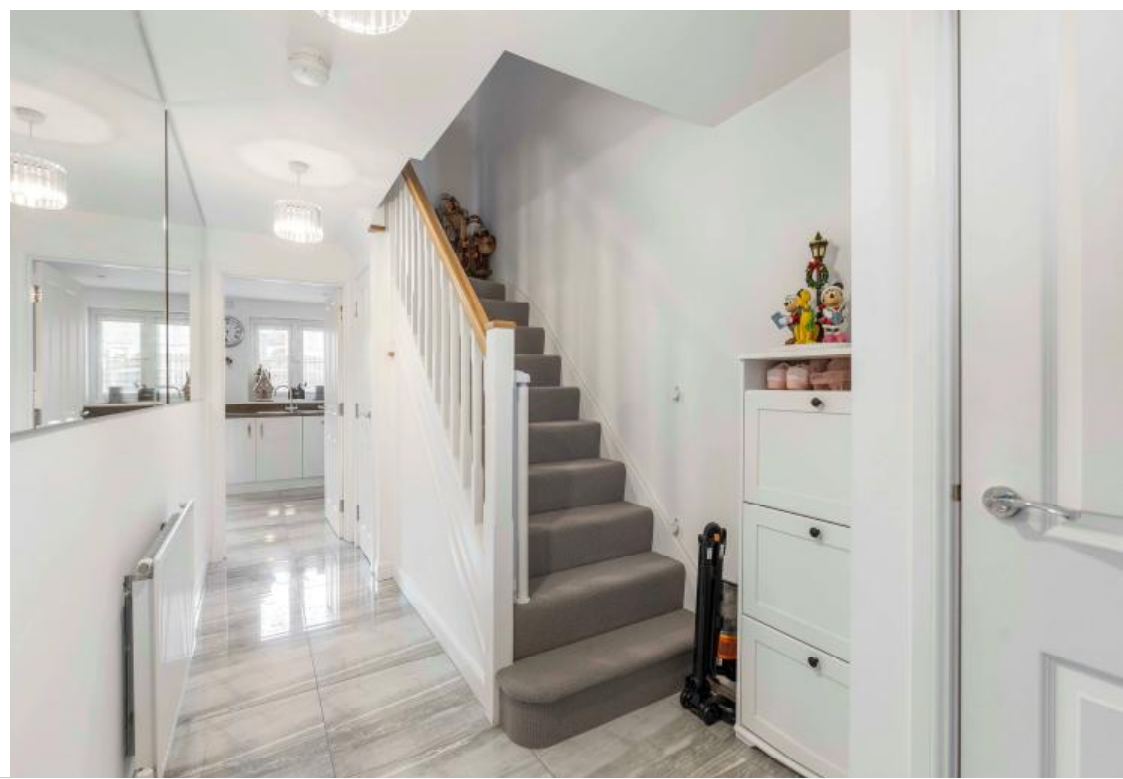
Situated in a popular residential area of Wallyford, 11 Chute Crescent is a well-presented three-bedroom semi-detached home offering generous living space and modern finishes throughout.

The property benefits from a private driveway running the full length of the house, providing excellent off-street parking. To the rear lies a large, south-facing garden, ideal for enjoying sunlight throughout the day and perfect for outdoor entertaining or family use.

Internally, the home is tastefully decorated in a contemporary style. The accommodation includes a bright and spacious living room, separate from a well-proportioned kitchen which comfortably accommodates a dining table. A convenient utility cupboard adds valuable storage, while a ground-floor WC enhances practicality.



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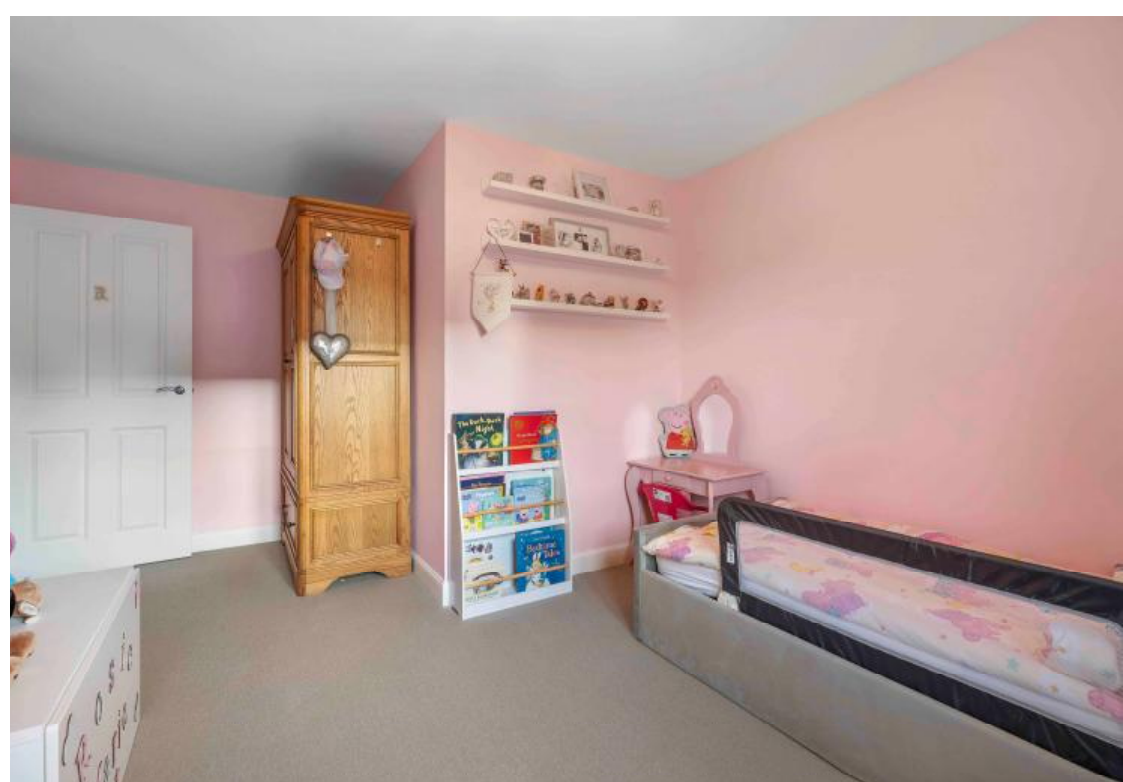




Upstairs, there are three bedrooms, including a principal bedroom with en-suite shower room.



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A modern main bathroom serves the remaining bedrooms. The attic has also been floored, offering additional useful storage space.



Overall, this attractive home combines modern living with excellent outdoor space and practical features, making it an ideal choice for families or professionals alike.



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Wallyford is a popular and well-connected village on the eastern edge of Edinburgh, offering an excellent balance between suburban living and easy access to the city. It is well served by local amenities, schools, and green spaces, making it particularly attractive to families and commuters. The area benefits from its own railway station with regular services into Edinburgh city centre, as well as quick access to the A1 and City Bypass. With nearby coastal walks, countryside, and shopping facilities in Musselburgh close at hand, Wallyford provides a convenient and welcoming setting with a strong sense of community.

## Get in touch



0131 644 6060

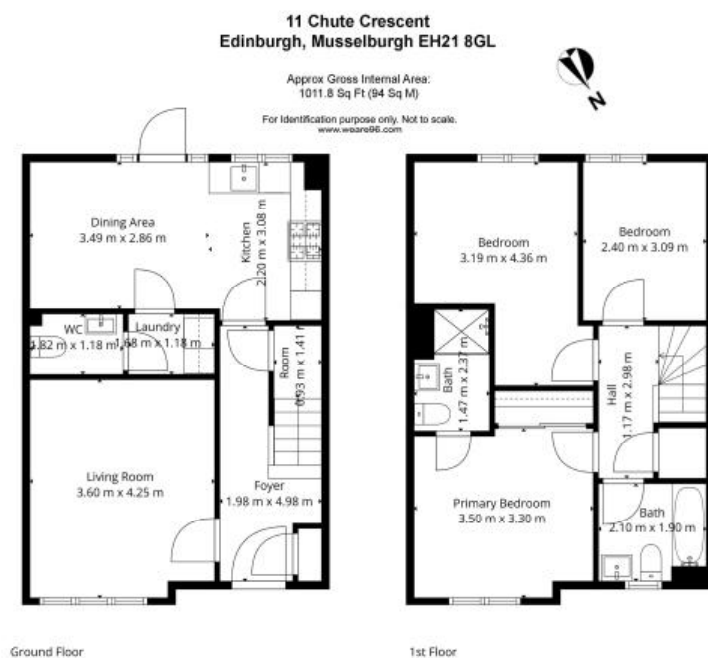


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## Video Tour



## Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.