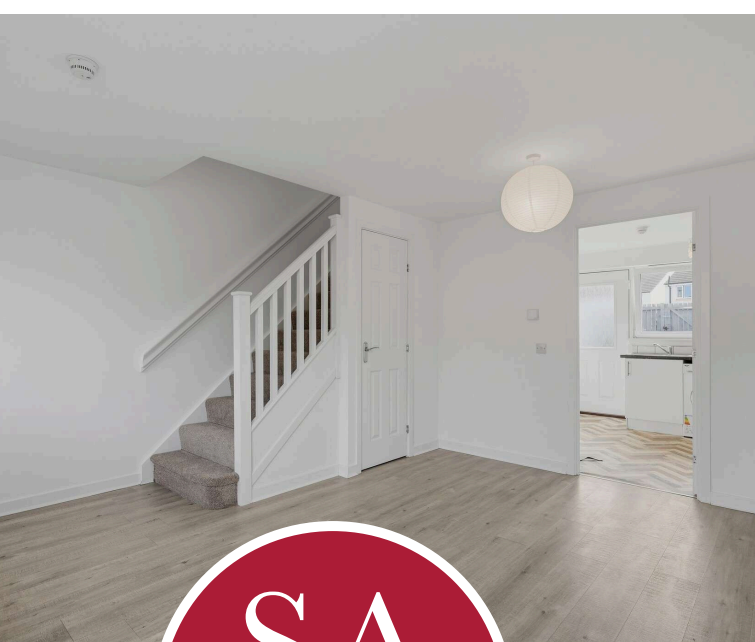




18 Innes Neuk Wallyford, EH21 8EW





Highlights

Popular Wallyford development

Attractive two-bedroom terraced home with garden

Close proximity to a host of excellent amenities

Allocated parking and excellent transport links

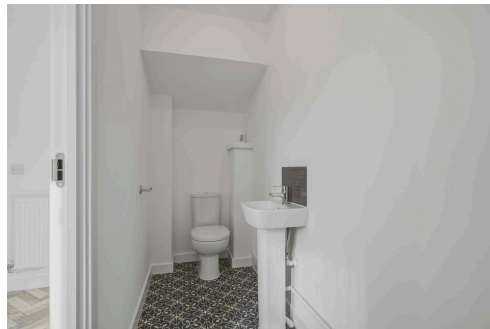
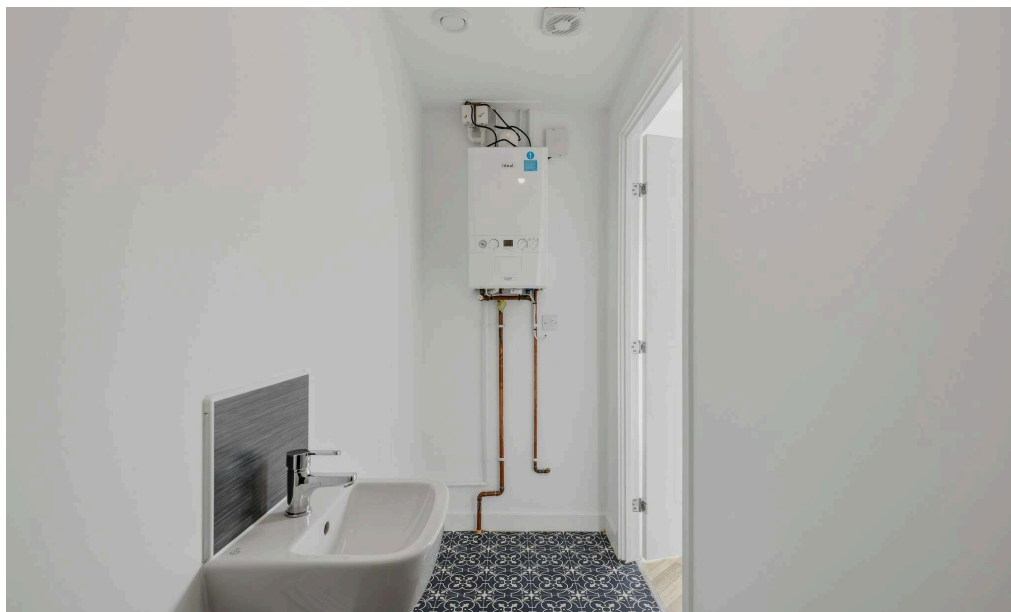
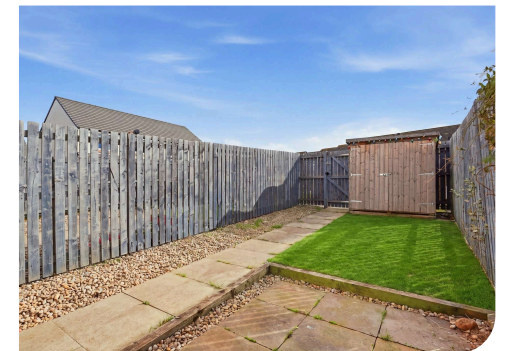
No onward chain

Situated within a popular residential development in Wallyford, this attractive two-bedroom terraced home offers well-proportioned accommodation arranged over two floors, complemented by a private rear garden.

The ground floor comprises a welcoming lounge which leads into a dining kitchen, featuring French doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining. A convenient downstairs WC and useful storage cupboard complete the ground-floor accommodation.

On the first floor, there are two generously sized double bedrooms, one benefiting from an integrated storage cupboard, alongside a contemporary family bathroom.

The property also benefits from an allocated parking space.





Location

The popular village of Wallyford enjoys a convenient position in East Lothian, approximately five miles east of Edinburgh city centre and within easy reach of Musselburgh. The area offers an appealing balance of village living and accessibility, with pleasant open countryside and beautiful beaches at Aberlady and Gullane nearby.

Local shops cater for everyday requirements, with a wider range of amenities available in

Musselburgh, alongside larger retail destinations including Asda at The Jewel and Fort Kinnaird Retail Park. Wallyford benefits from excellent transport links, including its own railway station, a Park & Ride facility and regular bus services providing convenient access to Edinburgh and surrounding areas. The Edinburgh City Bypass is also readily accessible, while local schools are within walking distance.





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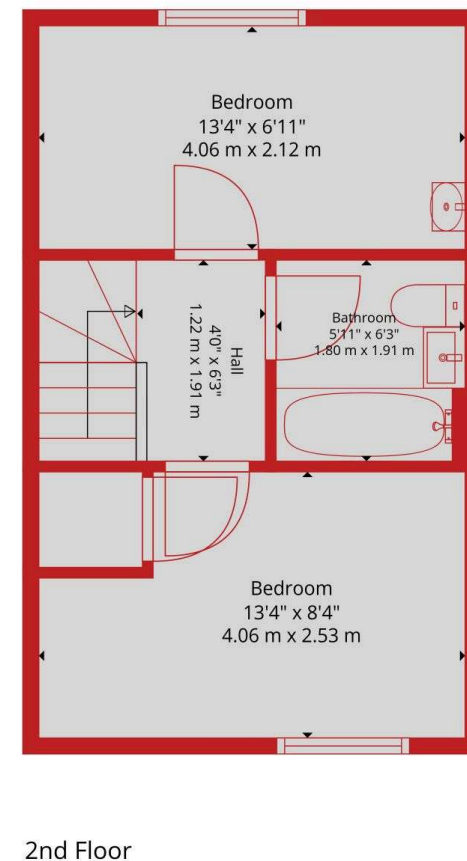
7a Dundas Street,
Edinburgh EH3 6QG

T: 0131 225 4082

F: 0131 556 2079

E: property@satsolicitors.co.uk

www.satsolicitors.co.uk



Total: 592 sq. Ft, 56 m2
1st Floor: 296 sq. Ft, 28 M2, 2nd Floor: 296 sq. Ft, 28 m2
Excluded Areas: Walls: 50 sq. Ft, 4 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.



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