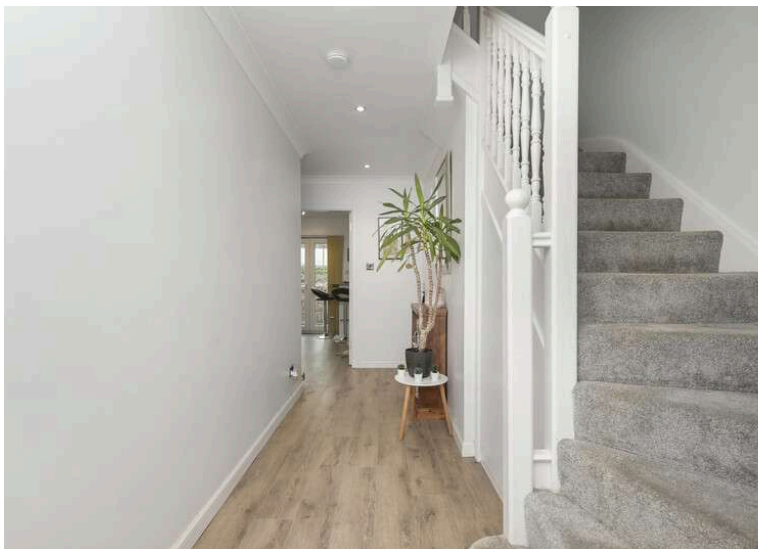
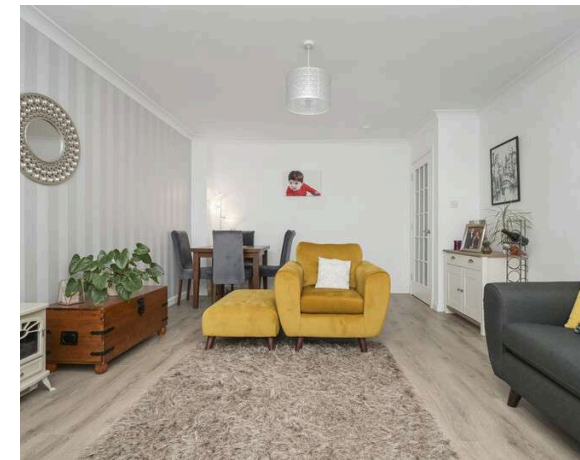




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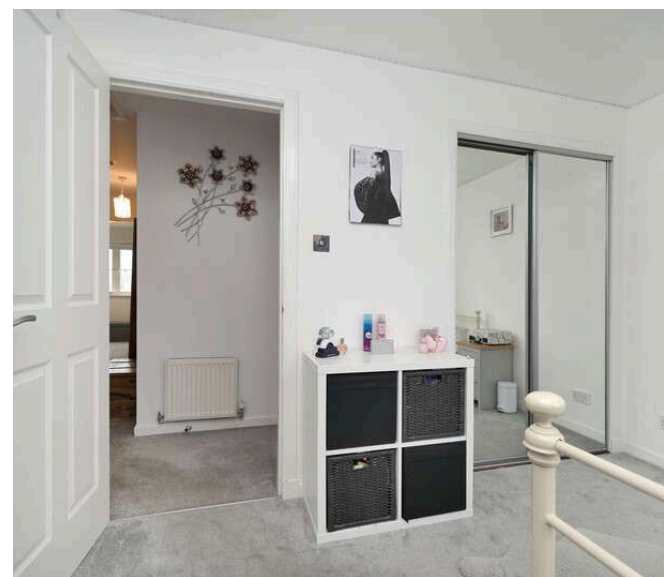
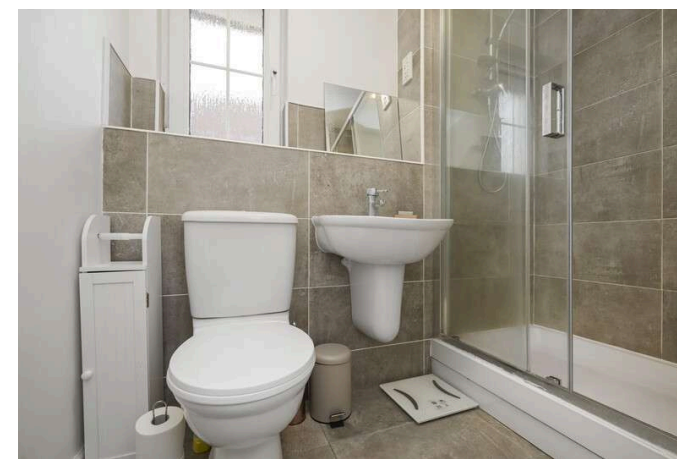
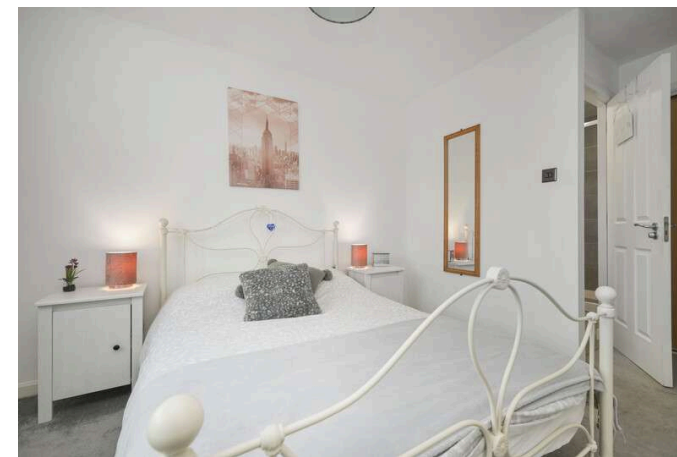


Most impressive four bed detached villa with enclosed south-west facing rear garden, garage and driveway offering superb family accommodation over two levels. This exceptional home is situated in a mature modern development and offers a beautifully presented turn key living space providing all modern comforts throughout. The accommodation briefly comprises: - a welcoming hallway with cloak room/WC and attractive LVT flooring which continues throughout the ground floor. A tastefully presented living room; well equipped modern kitchen/dining room falling naturally into two defined areas with twin French doors to rear garden and a useful utility room. Within the kitchen there is an integrated dishwasher, fridge/freezer, dishwasher, double oven and hob. The rear garden gives a secure play space for any children and pets and has a good mixture of paved, shrub and law areas.

- Beautifully presented spacious detached family home in a popular residential area
- Well maintained gardens ideal for entertaining
- Principal bedroom with modern en-suite
- 3 further double bedrooms, family bathroom,
- Fantastic kitchen/dining with utility room,WC
- Garage with driveway
- Tastefully decorated throughout & plentiful storage

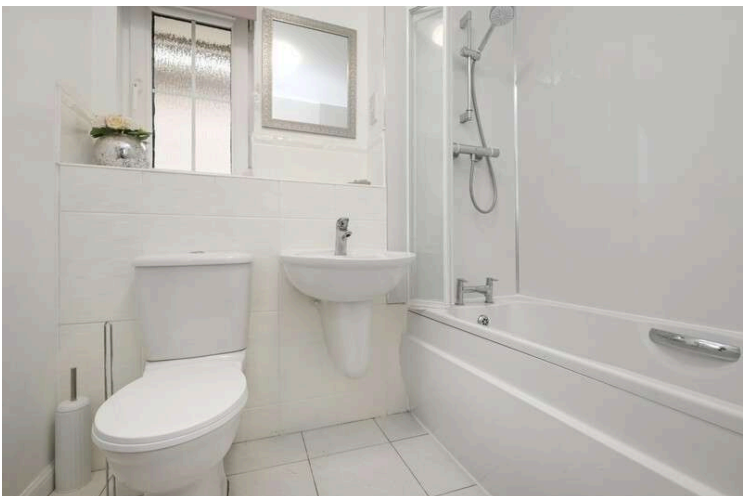
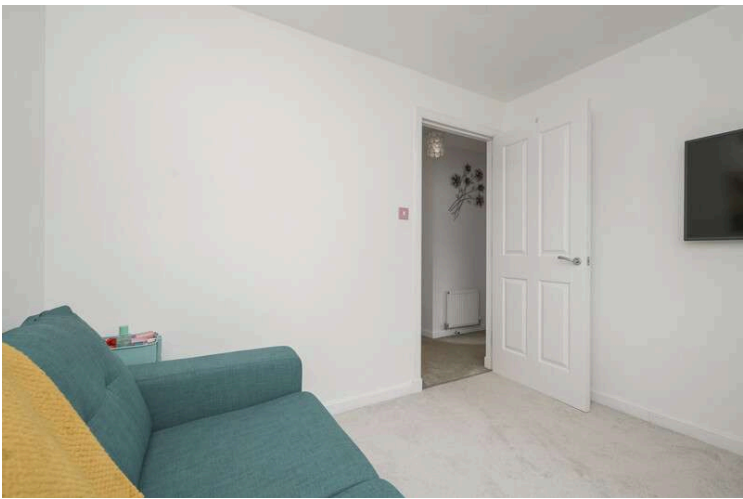






On the upper level the tasteful decor continues, grey carpet from the stairs and throughout the bedrooms. There is the principal bedroom with enviable storage and an en-suite showerroom with front facing window and ample floor space for free standing furniture. The three further bedrooms are of a generous size and ample space for free standing furniture. Family bathroom with a white three piece suite with shower over bath, glazed folding shower screen, tiling to floor and window. Along with gas central heating and double glazing the property does have exceptional storage including attic space.





Location

Wallyford is a busy East Lothian village just off the A1, approximately ten miles from Edinburgh city centre, easily accessible by car, regular bus services and train services. The city bypass is a short drive away together with an Asda hypermarket at the Jewel and Fort Kinnaird Retail Park at Newcraighall. The village itself also offers a range of local shops and services, and Musselburgh and Tranent are both nearby providing excellent shopping and recreational facilities. Schools available in the area are highly regarded from nursery to senior level. Wallyford is surrounded by open countryside, parkland, beaches and open woodlands. There are many leisure facilities such as well reputed golf courses in the vicinity and Meadowmill sports centre a short journey away.

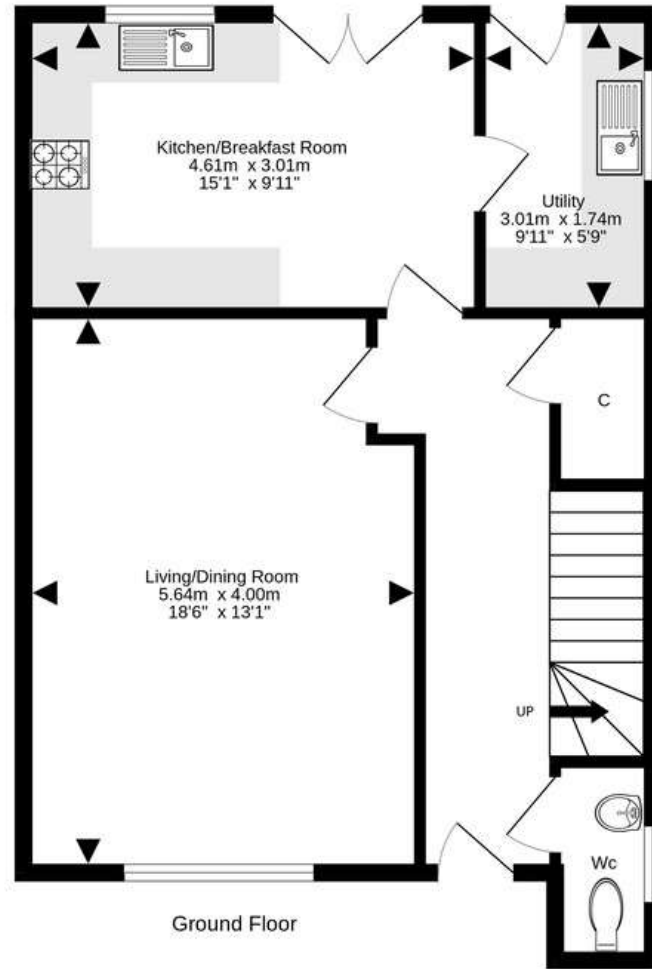
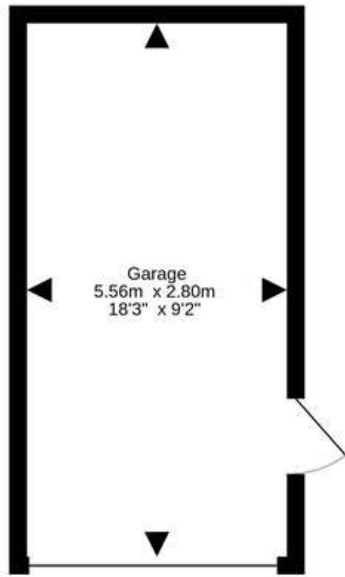
Extras

Included in the sale are light fittings, window coverings.

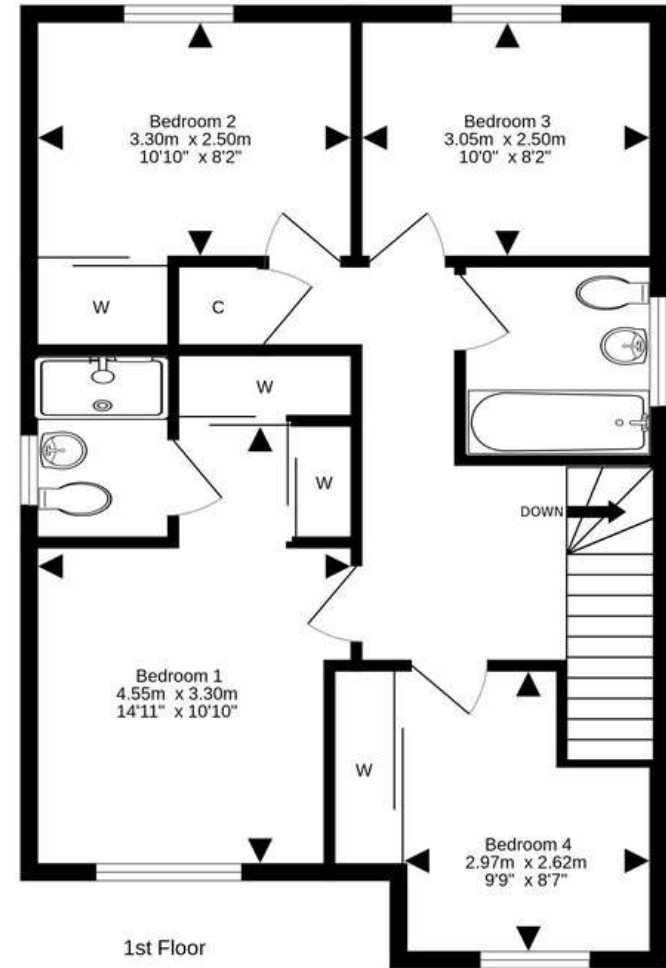
Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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