

**42 Wallace Crescent
Musselburgh, EH21 8DD**

OFFERS OVER £335,000



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- Rarely available 4 bedroom detached villa
- Entrance hall, WC, livingroom
- Fitted kitchen/dining room with French doors to garden
- Master bedroom with en suite, three further bedrooms
- Family bathroom and utilityroom
- Gas central heating and double glazing
- Gardens to side & rear. Detached single garage
- EPC Band C, Council tax band F

Description

This is a rarely available, immaculately presented detached villa (125m sq) offering superb family accommodation. The ground floor accommodation comprises entrance hall, WC, generously proportioned, dual aspect lounge with side box bay window, modern fitted dining kitchen with appliances and French doors to the garden and a handy utility room. Upstairs is the master bedroom with fitted wardrobes and en suite shower room, three further bedrooms, all with fitted storage and finally, a part tiled family bathroom with modern three piece white suite. The property benefits from gas central heating and double glazing throughout.





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 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 are attractive gardens surrounding the house with the front garden open plan and landscaped with slate chippings and mature shrubs and trees. A gate leads to the larger enclosed rear garden which is also mainly laid to lawn with a paved patio, a variety of plants and shrubs and a wooden deck. There is a driveway, with space for a number of cars, leading to the detached single garage with up and over front door, power and light.

Extras

All fitted floor coverings, integrated gas hob, oven, chimney style cooker hood, dishwasher and fridge/freezer are included within the sale price.

Home Report

The property has been valued by a surveyor at £340,000 and the Home Report can be downloaded via the ESPC link

Viewing

By appointment telephone Agents 0131 665 3131





42 WALLACE CRESCENT, WALLYFORD, EH32 8DD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,365 SQ FT / 127 SQ M
 GARAGE 154 SQ FT / 14 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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