



4 Castle Rise, St Clement's Well
Wallyford, EH21 8ES

A

"4 Castle Rise is a beautifully presented semi-detached house located in a modern residential development in Wallyford"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT, SIDE AND REAR GARDENS
- DRIVEWAY
- GOOD LOCAL AMENITIES





4 Castle Rise, Wallyford, Musselburgh, EH21 8ES





LOCATION

Wallyford is a popular residential village situated approximately ten miles from Edinburgh City Centre, easily accessible by car, regular bus and train services. The village itself offers a selection of local shops and services along with a good range of primary and secondary schools. Nearby Musselburgh offers a range of specialist shops and services. For more extensive shopping needs, Fort Kinnaird Retail Park is a short drive and offers a range of high street shops. There is an Asda Superstore at the Jewel and a Tesco Supermarket in Musselburgh. A good range of leisure facilities are available nearby including several nearby golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. The nearby A1 allows easy access to Edinburgh City Centre and other main motorway networks. The area is well served by Wallford Rail Station and a number of regular bus routes, offering easy access into Edinburgh city centre and to towns and villages down the east coast.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

4 Castle Rise is a beautifully presented semi-detached house located in a modern residential development in Wallyford. This property boasts a stylish contemporary interior, with quality fixtures and fittings and a number of pleasing features.

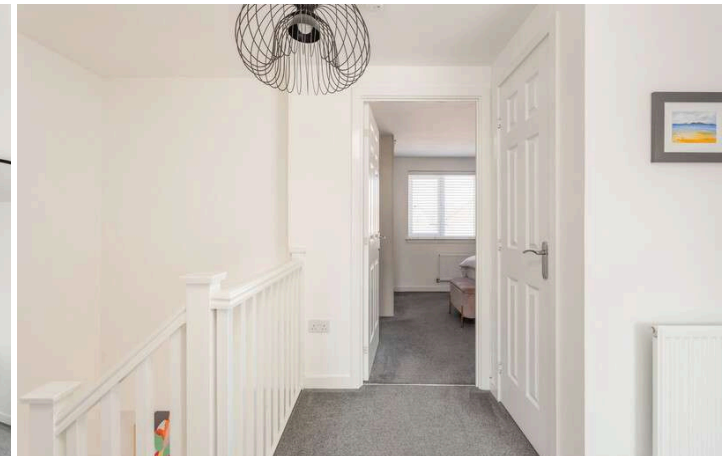
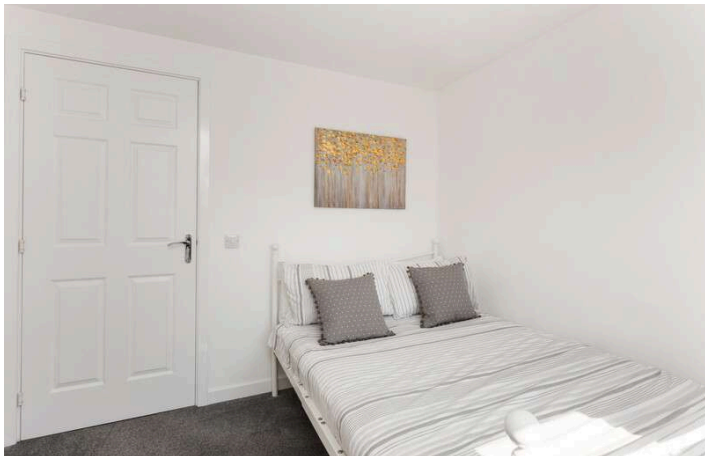
The accommodation comprises: hallway with cupboard under stairs; bright and spacious living room; kitchen/dining to the rear with ample modern base and wall units, fitted work surfaces, fitted hob, oven & extractor hood with space for a table and chairs and a door to the rear garden; utility room; downstairs W.C; bedroom one with built in wardrobe and en-suite shower room; two further double bedrooms and a family bathroom with 3 piece white suite.

Further benefits include gas central heating, double glazing, driveway to side of property, easily maintained front and side gardens and an enclosed rear garden laid to lawn.

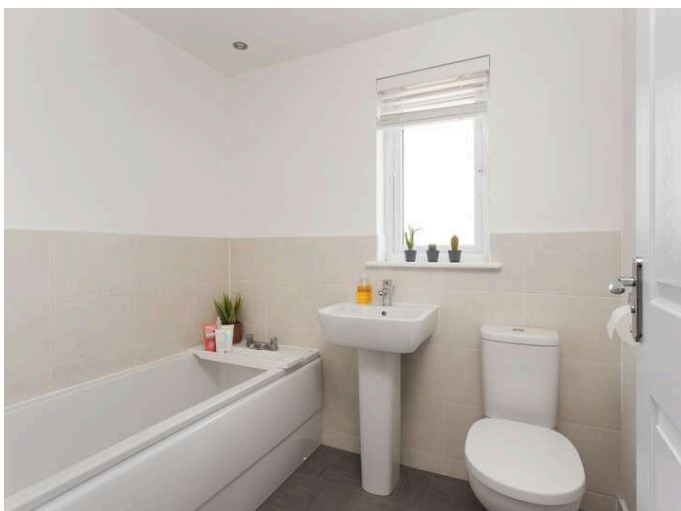
EPC RATING

The energy efficiency rating for this property is band B





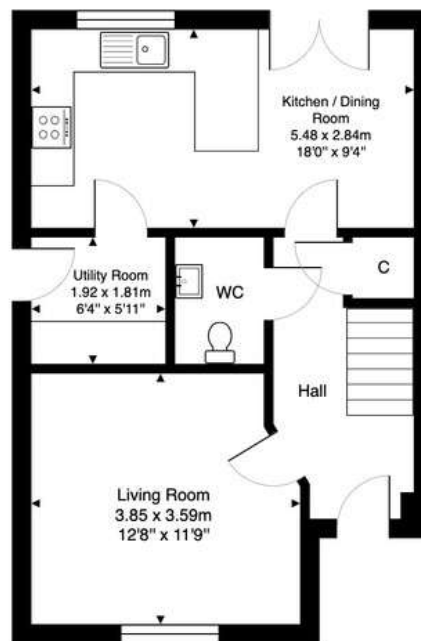
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



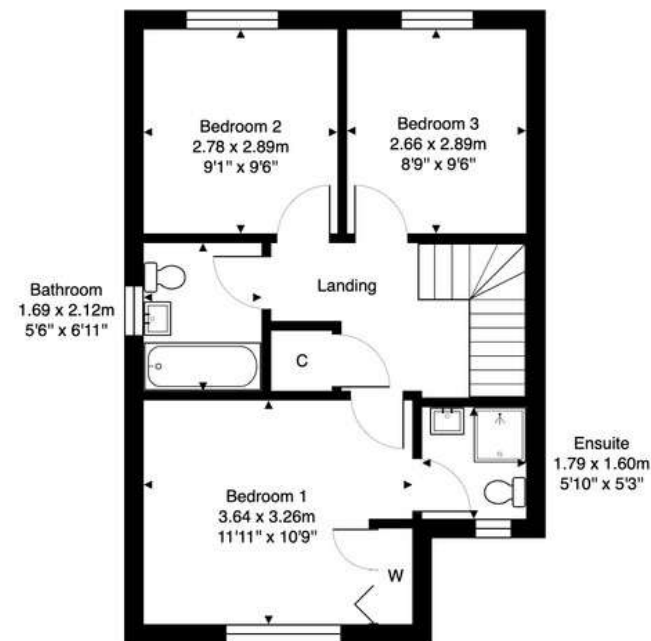
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Total Area: 88.5 m² ... 952 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor



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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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