



78 Oliphant Gardens, Wallyford, East Lothian, EH21 8QP

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An excellent opportunity to purchase a quarter share of this well-proportioned, bright, and spacious three bedroom semi-detached villa with gardens to the front and rear along with a driveway. The property is ideally situated in a quiet, modern estate ideal for families. The property forms part of a residential estate close to many local amenities along with quick and easy transport links to the A1 and the City Bypass. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance hallway.
- Front facing living room.
- Downstairs cloaks comprising WC and wash hand basin.
- Fully fitted dining kitchen with a range of wall and base units along with integrated and free standing white goods, large storage cupboard. Patio doors give direct access to the rear garden.
- Staircase to the upper level, hatch to attic storage space.
- Master bedroom front facing, en-suite shower room.
- Rear facing double bedroom.
- Third bedroom front facing.
- Bathroom comprising WC, wash hand basin and bath.
- Gas central heating.
- Double glazing.
- Rear enclosed garden with gate access to the open park area.
- Driveway to the front.



Location

Wallyford is a popular commuting village located just off the A1, close to the historic town of Musselburgh. Wallyford itself has a selection of local shops, whilst Musselburgh offers a comprehensive range of amenities, including supermarkets, banking, building society and Post Office services. Fort Kinnaird and Straiton retail parks are also within easy reach and have an extensive range of major high-street names, restaurants and a multi-screen cinema. Wallyford is well-placed for access to the East Lothian coastline and many superb beaches, there is also a primary school, the recently opened Rosehill high school, a railway station with park & ride facility, and regular bus services are available from Salters Road.

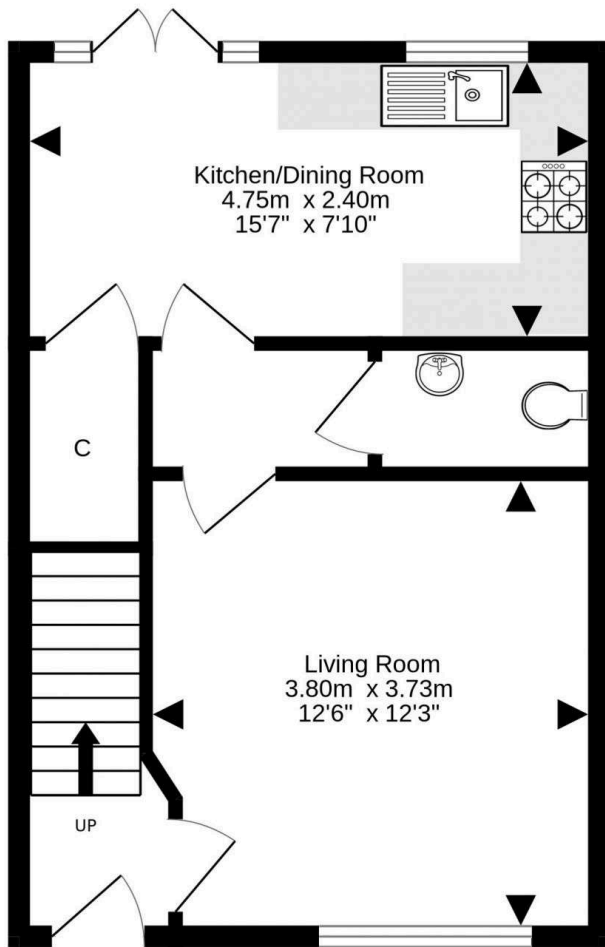
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any integrated appliances, free standing white goods or other movable items included in the sale and these items are deemed sold as seen.

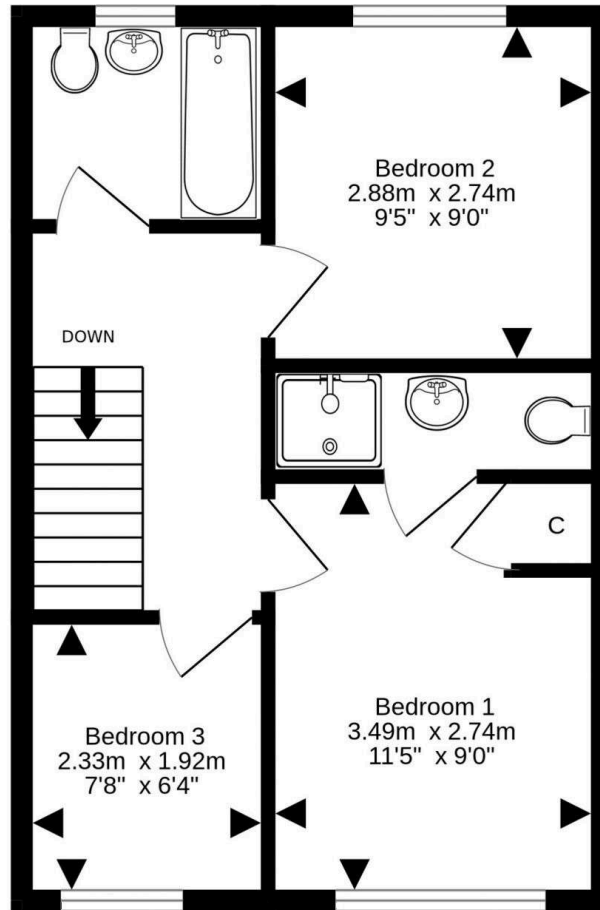
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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