

11 St Clements Terrace Wallyford, EH21 8BE

OFFERS OVER £175,000



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- Generously proportioned mid terraced villa
- In good decorative order
- Livingroom, fitted kitchen
- Three double bedrooms
- Ground floor wetroom
- Gas central heating & double glazing
- Gardens to both front and rear. On street parking
- EPC Band D, Council tax band C

Description

This is a well maintained mid terraced villa (87sq m) offering generous family accommodation on this established estate. In good decorative order and benefitting from gas central heating and double glazing throughout. The ground floor accommodation comprises entrance hall with storage, generously proportioned front facing livingroom with gas fire in an attractive surround, fitted kitchen with appliances and a fully panelled wetroom with modern two piece white suite and electric shower. Upstairs there are three generous double bedrooms.





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 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 is an enclosed front garden which has been chipped for ease of maintenance. To the rear is a large enclosed garden with a ramped wooden deck, extensive stone chipped area and a gate to the rear path.

Extras

All the fitted floor coverings, curtains, blinds, gas hob, oven, cooker hood, automatic washing machine and dishwasher are included within the sale price.

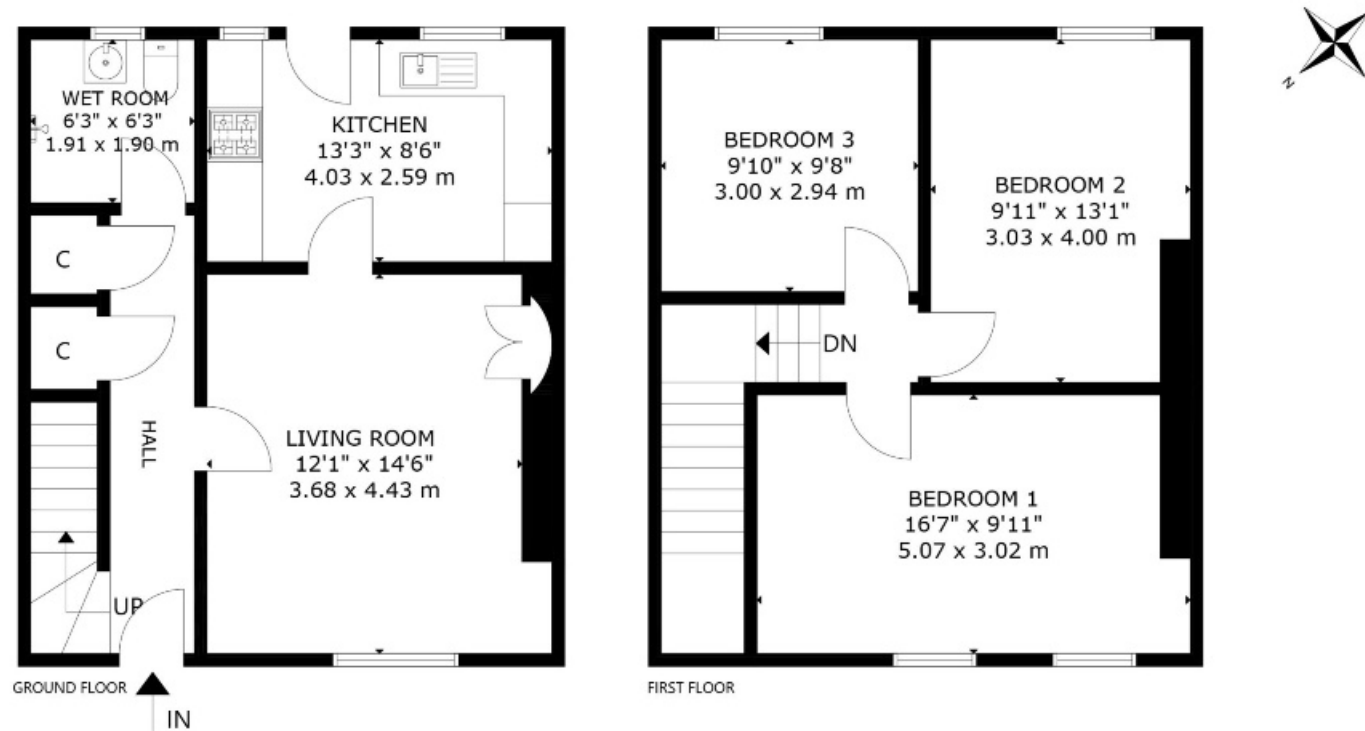
Home Report

The property has been valued by a surveyor at £180,000 and the Home Report can be downloaded via the ESPC website.

Viewing

By appointment telephone selling Agents on 0131 665 3131





11 ST CLEMENTS TERRACE, WALLYFORD, EH21 8BE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 947 SQ FT / 88 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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