

# 6 Forthview Drive Wallyford, EH21 8LL

OFFERS OVER £155,000



drummondmiller



- Living room and separate fitted kitchen
- 2 double bedrooms and upstairs bathroom
- GCH and double glazing
- Front and rear gardens
- Close to primary school and bus stop
- Walking distance to train station
- EPC D

### Description

The property offers bright and spacious accommodation (74sqm excluding attic), as well as private parking and two easy-to-maintain lawn gardens. Entering the home, you are welcomed by a hall that leads to the kitchen and living room. On the right is the open-plan living and dining room, which is generously proportioned to accommodate lounge furniture and a table and chairs. It has dual-aspect windows for a flood of natural light throughout the day; plus, it is framed by a wall-mounted fireplace. The kitchen is adjacent. It provides ample work surfaces and has solid base and wall-mounted cabinet storage. It also enjoys access to the rear garden and comes with an integrated oven and gas hob and space for additional freestanding appliances.

The two double bedrooms are upstairs, both enjoying spacious footprints for bedside furnishings. The principal bedroom features a fitted wardrobe, whilst the second bedroom has built-in storage. Furthermore, both rooms are carpeted. Completing the home is a bright three-piece bathroom. Gas central heating and double glazing ensure a warm, yet cost-effective living environment all year round. Outside, there are low-maintenance gardens to the front and southeast-facing rear. The latter is fully enclosed and with a private rear driveway for off-street parking.

The attic has been converted many years ago to form a games room. There is also a partially completed WC in the attic space.





### Central Heating and Double Glazing

The property benefits from GSH and double glazing.

### Grounds and Drive

A slabbed driveway allows private off-street parking to the rear. There is a private rear and front gardens.

### Location

Set away from the road along a public path, this two bedroom mid-terrace house has a quiet setting in the East Lothian village of Wallyford. It is situated within easy reach of local amenities, schools, and transport links, including the bus and rail network.

### Council Tax and EPC

It lies in Council Tax Band B and has a D-rated Energy performance certificate.

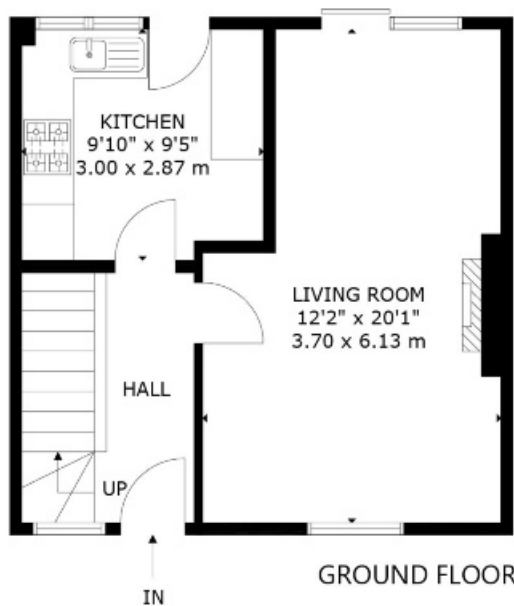
### Valuation

The property has been valued by surveyors at £160,000.

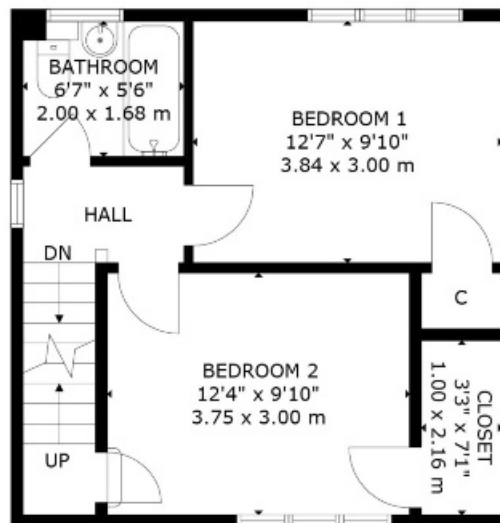
### Contact

To view telephone the Agent on 0131 229 3399 (075958 20611 out with office hours).

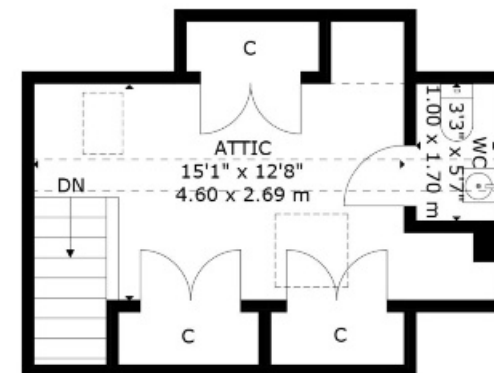




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

6 FORTHVIEW DRIVE, WALLYFORD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 969 SQ FT / 90 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.

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