





Tastefully presented with cohesive neutral interiors, this modern mid-terrace house offers a delightful family home with three bedrooms, plentiful storage, a bathroom, a ground-floor WC, a stylish integrated kitchen, and a reception room opening onto a south-facing enclosed garden. The appealing property benefits from a quiet residential setting with unrestricted on-street parking, located within easy reach of the A1 and rail connections to central Edinburgh.

Extras: All fitted floor and window coverings and light fittings are included.

## FEATURES

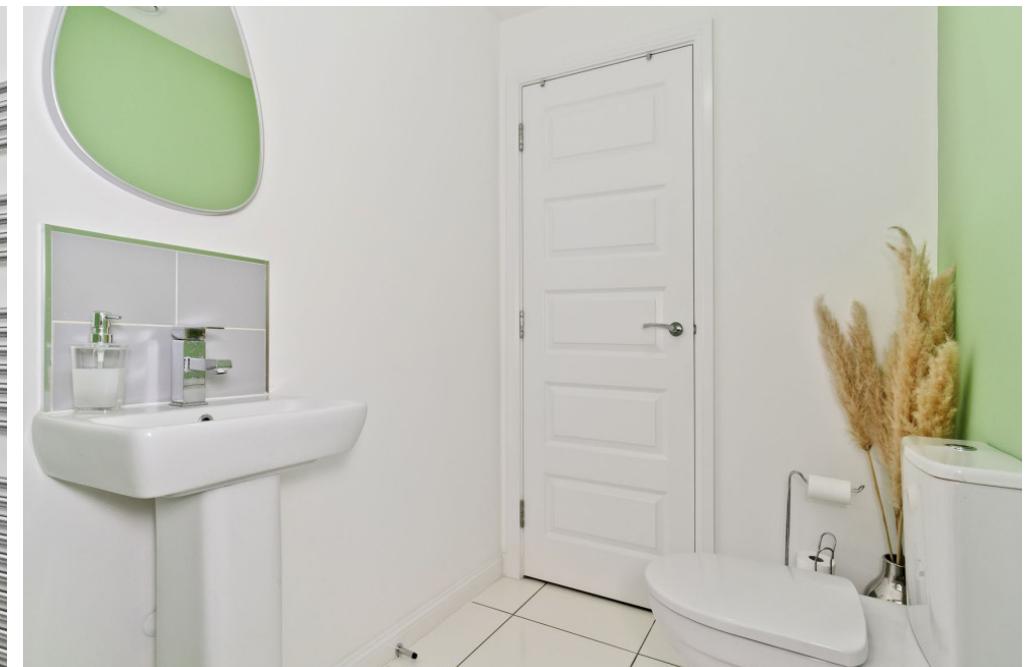
- Quiet location with good travel links
- Tasteful subtle interiors
- Modern mid-terrace house
- Welcoming entrance hall with storage and WC
- Stylish integrated kitchen
- Bright living/dining room with garden access
- Two double bedrooms with storage
- One single bedroom
- Chic bathroom with shower-over-bath
- South-facing enclosed garden with a shed and rear gated access
- Unrestricted on-street parking
- Gas central heating and double glazing







"QUIETLY LOCATED IN  
WALLYFORD, CLOSE TO THE  
COAST AND RAIL LINKS  
CONNECTING TO  
EDINBURGH IN JUST 15  
MINUTES."





EPC RATING: C

COUNCIL TAX BAND: D

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

### Shed

Approx. 2.5 sq. metres (26.9 sq. feet)

Shed  
6'2" x 4'2"  
1.89 x 1.26m

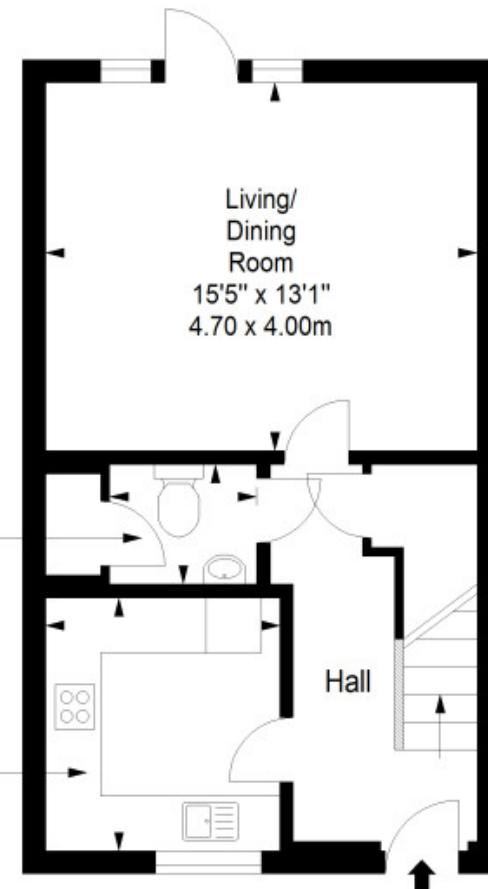


### Ground Floor

Approx. 39.2 sq. metres (422.0 sq. feet)

WC  
5'3" x 4'3"  
1.60 x 1.30m

Kitchen  
9'0" x 8'3"  
2.75 x 2.52m



### First Floor

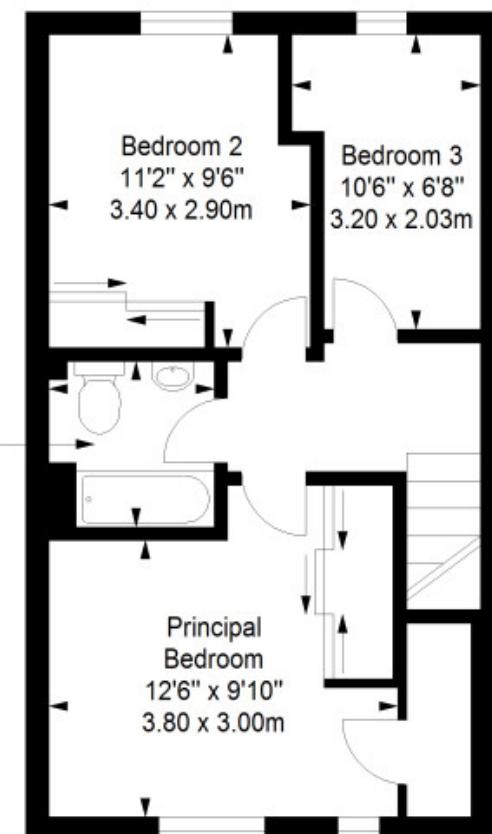
Approx. 39.7 sq. metres (427.3 sq. feet)

Bedroom 2  
11'2" x 9'6"  
3.40 x 2.90m

Bedroom 3  
10'6" x 6'8"  
3.20 x 2.03m

Bathroom  
5'11" x 5'11"  
1.80 x 1.80m

Principal  
Bedroom  
12'6" x 9'10"  
3.80 x 3.00m



Total area: approx. 81.4 sq. metres (876.2 sq. feet)



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## EDINBURGH

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0131 516 5366

## GLASGOW

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G2 2HQ  
0141 530 2021

## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000

## BORDERS

01890 880 008



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