



GILSON GRAY

LAW • PROPERTY • FINANCE

9 AUBURN LOCKS
Wallyford, East Lothian, EH21 8FE



Tastefully presented with cohesive neutral interiors, this modern mid-terraced 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-terraced 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:

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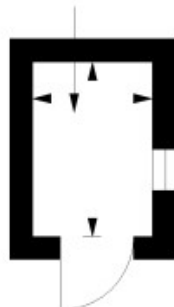
COUNCIL TAX BAND:

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VIEWINGS: by appointment with Gilson Gray on 01620 893 481

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

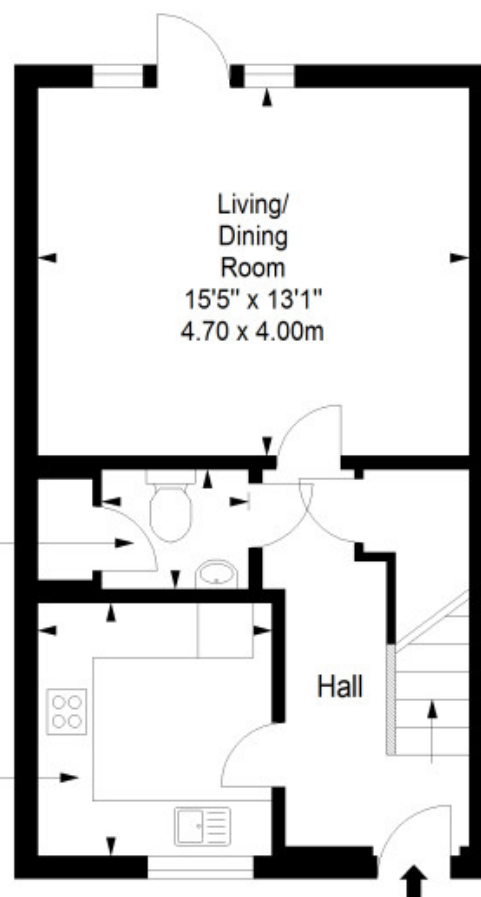
Shed
6'2" x 4'2"
1.89 x 1.26m



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

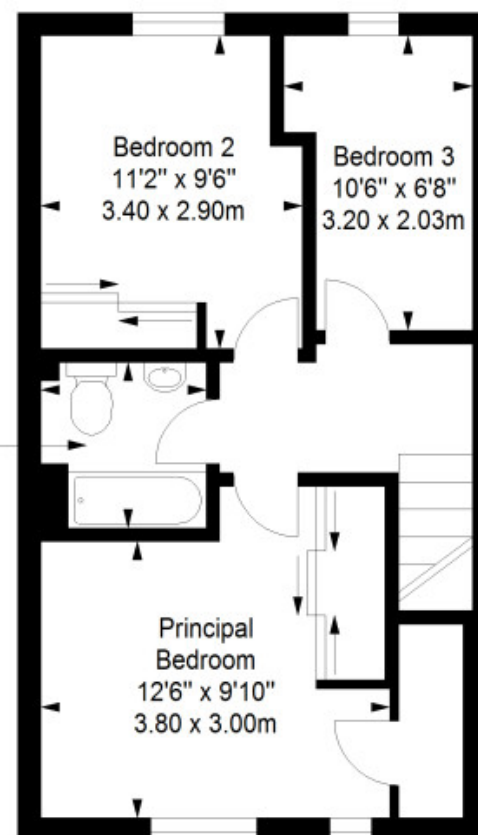
Kitchen
9'0" x 8'3"
2.75 x 2.52m

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



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

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



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



GILSONGRAY.CO.UK

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0141 530 2021



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BORDERS

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