



6 Fa'Side Crescent, Wallyford, Musselburgh, EH21 8AH

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This 3 bed semi detached family home within Wallyford, in easy reach of amenities, schooling, and transport links (including the train station). Furthermore, it has substantial gardens to the front side and rear and private parking for at least two cars. All rooms are of a generous size and we would recommend visiting to appreciate what is on offer. The accommodation briefly comprises: entrance hall with large under stair storage; lovely front facing lounge with large window giving good natural light; large kitchen with space for breakfasting table and chairs, ample storage and worktop space and direct access to the rear garden. Wet-room with window for natural light. On the upper level are three double bedrooms each with storage.

The property further benefits from gas central heating, double glazing and excellent outdoor space giving a safe play area for children and pets or for alfresco entertaining.

- Spacious 3 bed semi detached house
- Generous garden space to front, side and rear
- Off street parking, excellent transport links
- Kitchen / breakfasting room, shower room
- 3 double bedrooms, gas central heating and DG
- Local amenities and easy access to city by-pass



Location

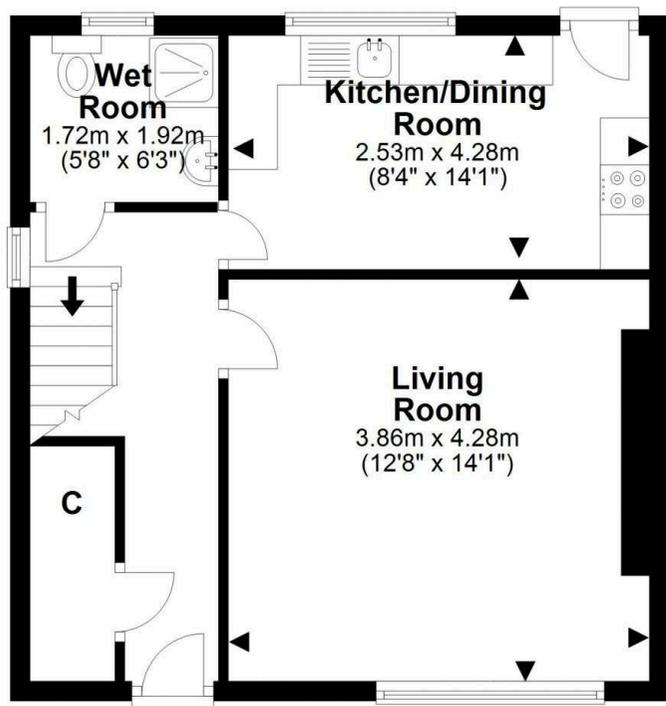
Approximately 9 miles east of Edinburgh city centre, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks, to East Lothian's idyllic sandy coastline and its wealth of renowned golf courses. Wallyford also provides a quick and easy commute into Edinburgh thanks to the nearby A1. The village is well-served by local amenities, with convenience stores, a post office, and eateries. Further shops, supermarkets, pubs, and cafes can also be enjoyed in the thriving coastal town of Musselburgh, which is only two miles away. More extensive shopping and leisure facilities are on offer at nearby Fort Kinnaird Retail Park as well. Wallyford has excellent public transport link with its own railway station on the Edinburgh - North Berwick line, a handy Park and Ride, and regular bus services. It also offers quick access to the City of Edinburgh Bypass for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.

Extras

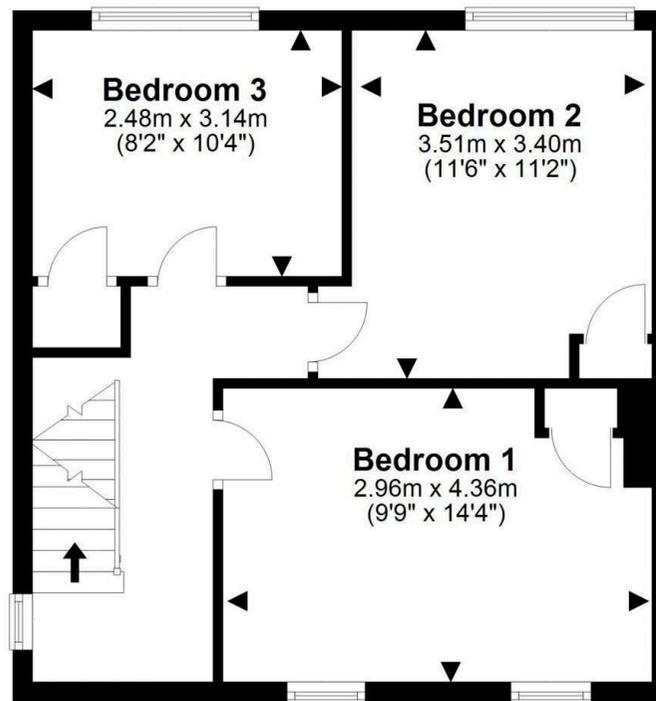
Included in the sale are all white goods, window coverings and light fittings. Others items of furniture can me left or negotiated upon request

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

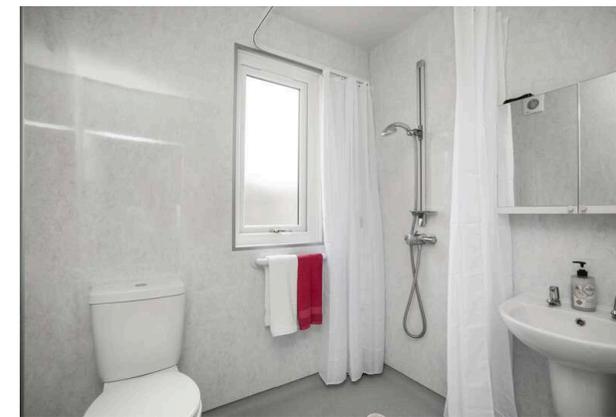


Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanUp.



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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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