

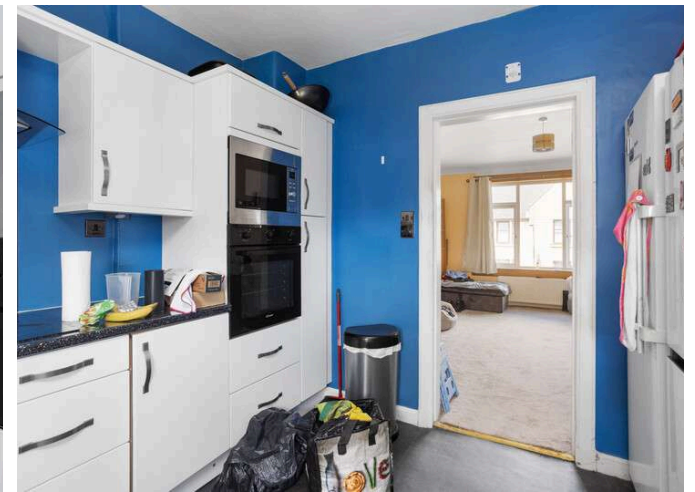


**20 St Clements Crescent**  
Wallyford, EH21 8BB

A

# "20 St Clements Crescent is a generous, three-bedroom first-floor villa"

- ENTRANCE VESTIBULE
- CARPETED STAIRWELL
- HALL
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- ON STREET PARKING





### LOCATION

Wallyford is a popular residential village situated approximately ten miles from Edinburgh City Centre, easily accessible by car, regular bus and train services. The village itself offers a selection of local shops and services along with a good range of primary and secondary schools. Nearby Musselburgh offers a range of specialist shops and services. For more extensive shopping needs, Fort Kinnaird Retail Park is a short drive and offers a range of high street shops. There is an Asda Superstore at the Jewel and a Tesco Supermarket in Musselburgh. A good range of leisure facilities are available nearby including several nearby golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. The nearby A1 allows easy access to Edinburgh City Centre and other main motorway networks. The area is well served by Wallford Rail Station and a number of regular bus routes, offering easy access into Edinburgh city centre and to towns and villages down the east coast.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



### DESCRIPTION

20 St Clements Crescent is a generous, three-bedroom first-floor villa nestled in the sought-after residential district of Wallyford, a mere two miles southeast of the vibrant Musselburgh. Perfectly located for commuters with its close proximity to the A1 and City Bypass, early viewing is highly recommended. The accommodation comprises: entrance vestibule with carpeted stairway leading to the first floor; bright and airy living room; generous kitchen boasting an abundance of floor and wall-mounted storage cupboards; rear-facing double bedroom 1; two spacious front-facing double bedrooms and a modern shower room with electric shower which completes the accommodation on offer. Externally, the property continues to impress with an enclosed southwest-facing garden, predominantly laid to lawn and complemented by a raised decked patio area-ideal for alfresco dining. Further benefits of this delightful home are the modern conveniences of gas central heating, double glazing, and Sky broadband.

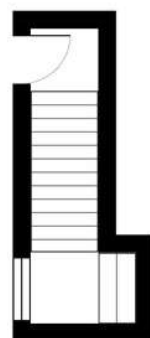
### EPC RATING

The energy efficiency rating for this property is band C

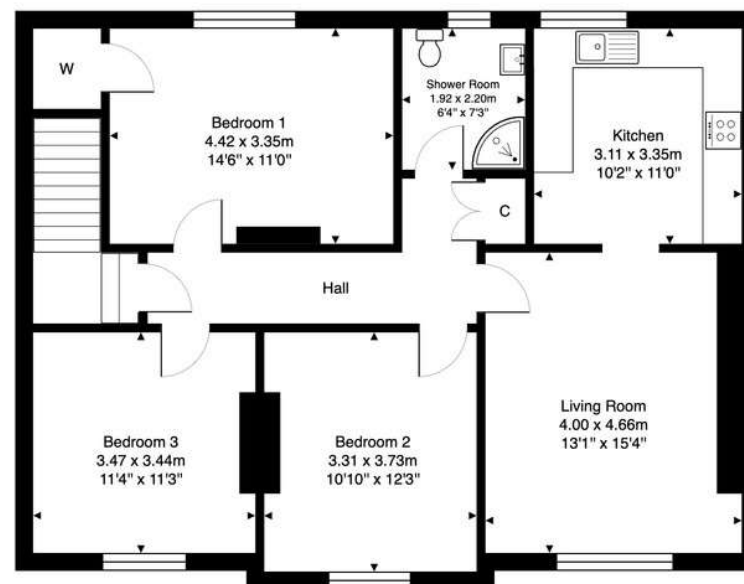
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



20 St. Clements Crescent, Wallyford, EH21 8BB



Ground Floor



Total Area: 91.4 m<sup>2</sup> ... 984 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**A** ANNAN  
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk

espc

ZOOPLA

OnTheMarket

rightmove

**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.  
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565