

35 Castle Rise Wallyford, EH21 8ES

OFFERS OVER £285,000



drummondmiller



- Generously proportioned, modern detached villa
- In “move in” decorative order
- Livingroom, fitted kitchen/diningroom
- Three bedrooms, one with en suite
- Family bathroom and WC
- Gas central heating & double glazing
- Gardens to both front and rear. Integral garage & driveway
- EPC Band C, Council tax band E

Description

This is a generously proportioned detached villa (87m sq) offering generous accommodation on this modern estate, handily situated for access to the new primary and secondary schools. In “move in” decorative order and benefitting from CCTV, alarm system, gas central heating and double glazing throughout, the accommodation comprises entrance hall, front facing livingroom, modern fitted kitchen/diningroom with appliances and French doors to the garden as well as a handy, downstairs WC. Upstairs there is the master bedroom with fitted wardrobes and en suite shower room, two further bedrooms and a family bathroom with three piece white suite.





Location

Wallyford is situated only two miles south east of Musselburgh and immediately adjacent to the A1. It is surrounded by open countryside and provides pleasant walkways and cycle tracks. Straddling the A.6094 Wallyford has become a popular commuter base with its own railway station linking quickly and easily with Edinburgh City Centre and surrounding towns and villages. Additionally a new park and ride facility has added to the regular connections for commuters. There is a primary school, secondary school, post office and local shops. A wider range of facilities including an excellent choice of shops and services are available in nearby Musselburgh plus further "High Street" retail units available at Fort Kinnaird Retail Park in Newcraighall.

Gardens and parking

There is a front garden which has been chipped and paved for ease of maintenance with a monobloc driveway. There is an integrated single garage with electric up and over front door. The large, fully enclosed rear garden is mainly laid to lawn with a paved patio.

Extras

All the fitted floor coverings, curtains, blinds, gas hob, oven, chimney style cooker hood, dishwasher, fridge/freezer and automatic washing machine are included within the sale price.

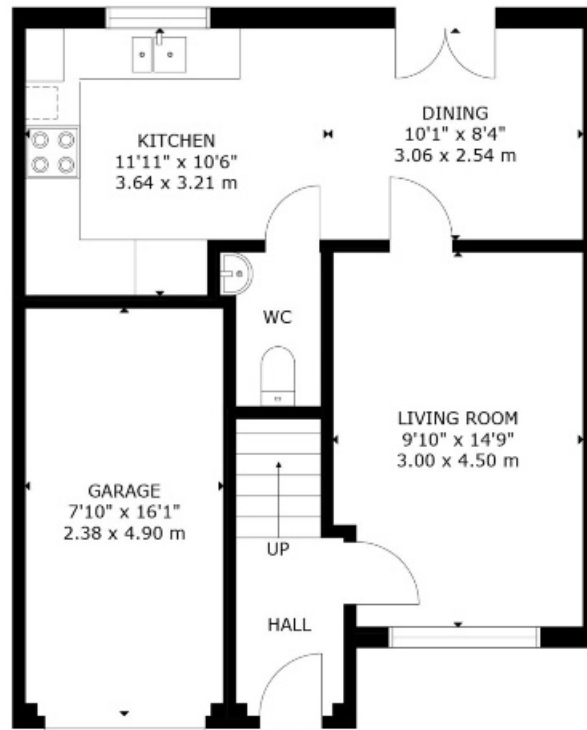
Home Report

The property has been valued by a surveyor at £290,000 and the Home Report can be downloaded via the ESPC website.

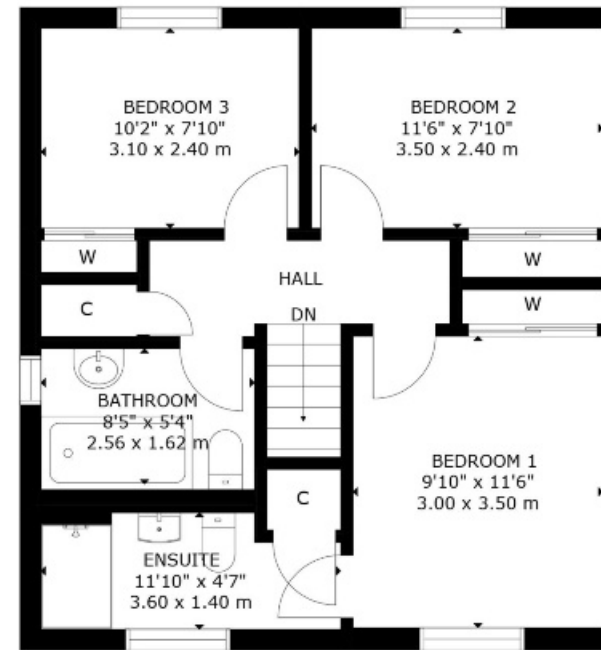
Viewing

By appointment telephone selling Agents on 0131 665 3131





GROUND FLOOR



FIRST FLOOR



35 CASTLE RISE, MUSSELBURGH, EH21 8ES
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 948 SQ FT / 88 SQ M
 GARAGE 126 SQ FT / 12 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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