



12 Forthview Drive  
Wallyford, Musselburgh, EH21 8LL





# 12

Forthview Drive

Beautifully presented two bedroom mid terraced villa occupying a quiet position in a popular residential area of Wallyford.

- Entrance hallway with under-stair storage cupboard
- Open plan living/dining room with dual aspect
- Modern kitchen leading directly to private rear garden
- Two double bedrooms
- Modern three-piece suite bathroom
- Private front and rear gardens
- Double glazed windows and gas central heating
- On-street parking

Offers Over : £165,000

Home Report: £170,000

EPC Rating: D

Council Tax: B

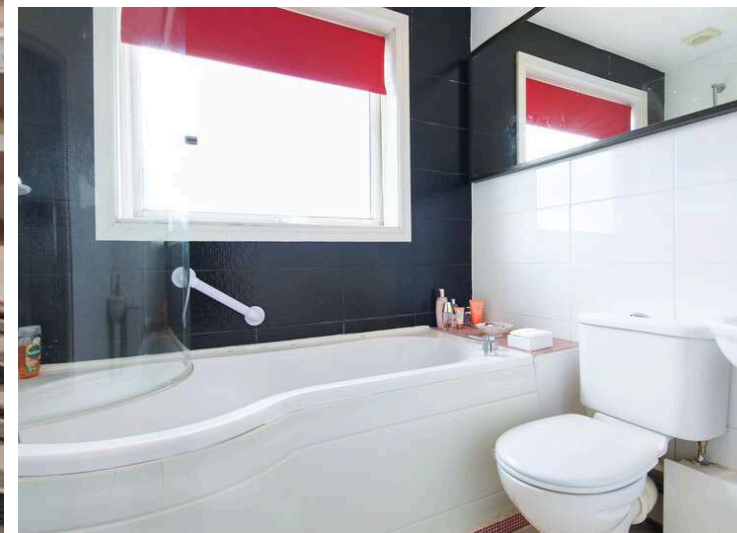
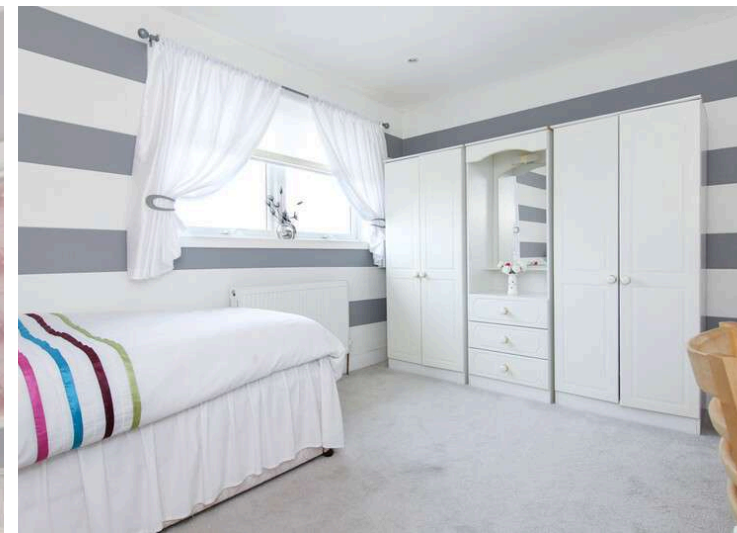
Tenure: Freehold

Bright and spacious two bedroom mid terraced villa boasting well maintained sunny gardens to both front and rear.

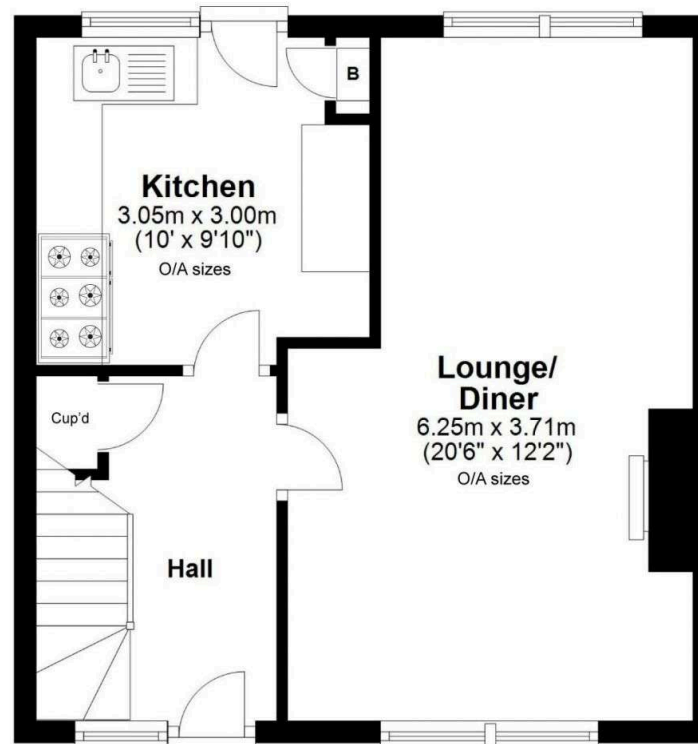
Internally, the ground floor accommodation comprises a wide entrance hallway with under-stair storage cupboard leading into an open-plan living/dining room boasting dual-aspect that floods the room with natural light and a modern fully fitted kitchen which leads out directly into the private, fully enclosed rear garden. On the upper level, there is a spacious bedroom to the front with walk-in dressing area and built-in wardrobes, good sized bedroom to the rear with shelved storage cupboard and a modern three-piece family bathroom.

Externally, the front garden is mainly laid to lawn with a fully enclosed rear garden with patio and lawn area.

Extras: all fitted floor coverings and carpets, blinds, light fittings, washing machine and fridge freezer are included in the sale. 8 ring burner range cooker and other furniture available by separate negotiation.



Wallyford is located just outside the historic town of Musselburgh, approximately ten miles to the east of Edinburgh. Regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are both easily accessible allowing commuting to Edinburgh and to all the major motorway networks beyond. Wallyford also has its own train station. Adjoining Musselburgh offers a comprehensive range of amenities, including a variety of specialist shops, supermarkets, banking and Post Office services. Fort Kinnaird Retail Park offers an extensive range of shopping facilities with many recognised High Street retailers and a Asda Walmart Superstore is within three miles or so of the property which is open 24hours. Leisure pursuits are well catered for including sailing, fishing, Musselburgh Race Course and of course a variety of golf course including Musselburgh Old Golf Course.



**Ground Floor**



**First Floor**



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