

**5 Fa'side Drive
Wallyford, EH21 8AL**

OFFERS OVER £190,000



drummondmiller



- Generously proportioned semi detached villa
- Now requiring some redecoration
- Livingroom, fitted kitchen breakfastroom
- Three double bedrooms
- Fully tiled bathroom
- Gas central heating
- Gardens to both front and rear, On street parking
- EPC Band C, Council tax band C

Description

This is a well maintained semi detached villa (85sq m) offering generous family accommodation on this established estate. Now requiring some redecoration and modernisation but benefitting from gas central heating throughout. The ground floor accommodation comprises entrance hall, generously proportioned front facing livingroom with bay window and gas fire, modern fitted kitchen/breakfastroom with appliances, rear hall with storage cupboard and door to garden and finally, a stylish fully tiled bathroom with three piece grey suite. Upstairs there are three generous bedrooms, two with storage cupboards.





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 are both Primary and secondary schools, post office and local shops. A wider range of facilities including secondary schools and 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 good sized front garden which has been chipped and paved for ease of maintenance with a variety of plants and shrubs. The larger rear garden is gated and also has been chipped and paved with a variety of plants, shrubs and trees as well as both a wooden shed and metal shed. There is unrestricted on street parking available to the front of the property.

Extras

All the fitted floor coverings, gas hob, oven, wooden shed and metal shed are included within the sale price.

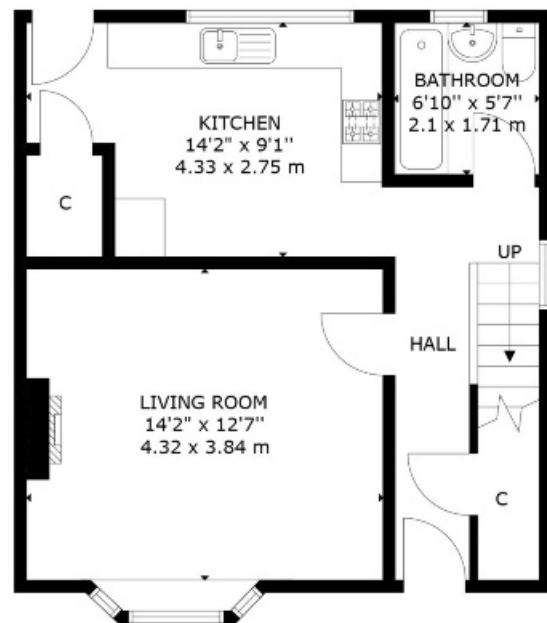
Home Report

The property has been valued by a surveyor at £195,000 and the Home Report can be downloaded via the ESPC website.

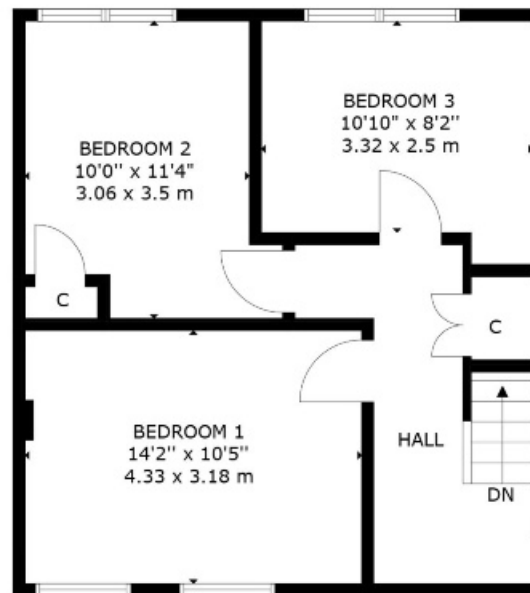
Viewing

By appointment telephone selling Agents on 0131 665 3131





GROUND FLOOR



FIRST FLOOR



5 FA'SIDE DRIVE, WALLYFORD, EH21 8AL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 893 SQ FT / 83 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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