



## 44 AUBURN LOCKS

Wallyford, Musselburgh, East Lothian, EH42 1XL



1

Public Room



3

Bedrooms



1

Bathroom





# 44 AUBURN LOCKS

Immaculately Presented Home with Stunning Gardens – Highly Recommended Viewing

Set within a peaceful modern development in well-connected Wallyford, this beautifully maintained mid-terraced home is presented to an exceptional standard. The property boasts attractive block paving to the front, complementing its neat kerb appeal, and is framed by beautifully landscaped gardens – a true delight for relaxing or entertaining.

Inside, a neutral, light-filled backdrop enhances the spacious interiors, which feature a welcoming living/dining room connected to a stylish breakfast kitchen. From here, French doors open directly onto the rear garden, creating a sociable flow perfect for everyday living and year-round entertaining. Practical touches include a first-floor bathroom with a shower-over-bath and a utility room with a second convenient WC. Unrestricted on-street parking adds further ease to this move-in-ready home.









**B**

**EPC  
RATING**

**D**

**COUNCIL  
TAX BAND**

**VIEWING**

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Peaceful address in a well-connected village, close to the coast and Edinburgh
- Modern mid-terraced house with bright, neutral interiors
- Entrance hall
- Living/dining room with convenient kitchen access
- Integrated kitchen with a social breakfast bar and garden access
- Two double bedrooms (one with storage)
- One single bedroom
- Bathroom with shower-over-bath
- Practical utility room with WC (off the kitchen)
- Attractive secure garden
- Unrestricted on-street parking









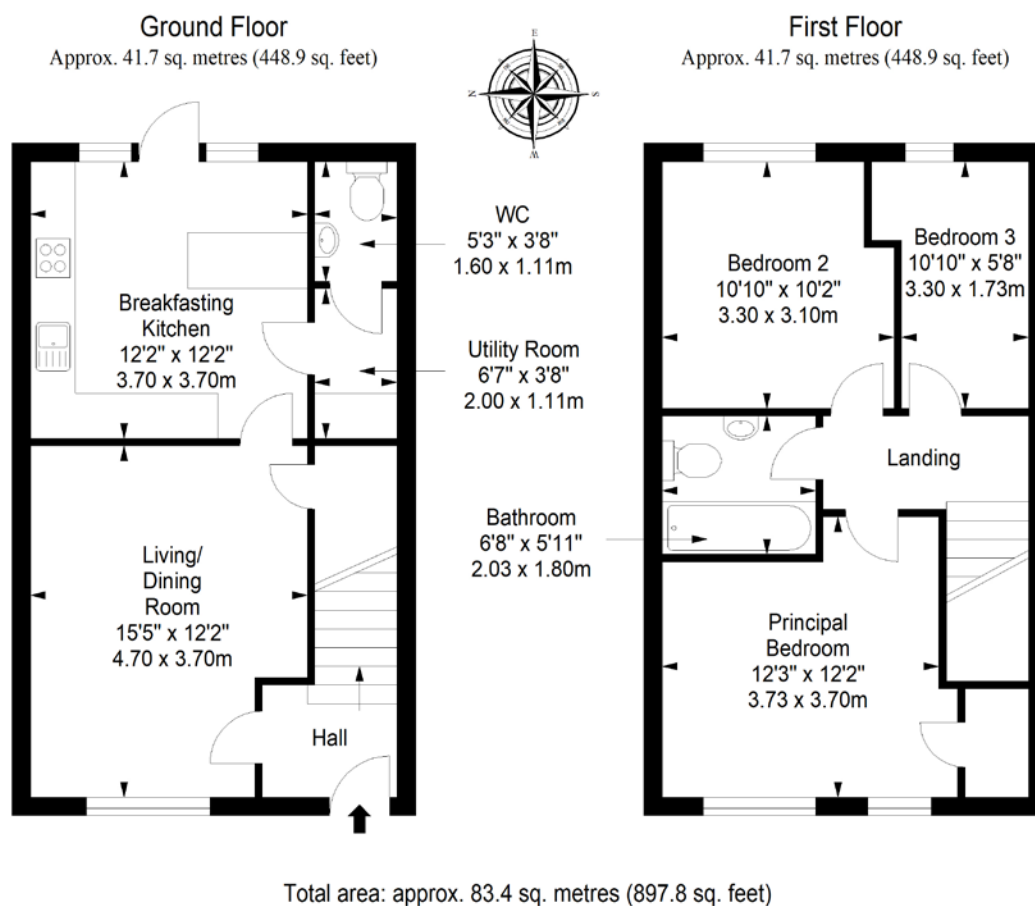


Extras: All fitted floor and window coverings, light fittings, integrated white goods (cooker, fridge/freezer, dishwasher), washing/drying machine, an alarm, a garden shed and outside garden tap are included.



# WALLYFORD, EAST LoTHIAN

Approximately 9 miles east of Edinburgh city centre, with excellent commuting links, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks to the county's idyllic sandy coastline and its wealth of renowned golf courses. 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. For schooling, primary education is provided locally, whilst secondary education is available in Musselburgh, including the renowned, independent Loretto School (which caters to both primary and secondary levels). Wallyford boasts excellent public transport links, with its own railway station on the Edinburgh – North Berwick line, a handy Park and Ride facility, and regular bus services. It also offers quick access to the A1 and the City of Edinburgh Bypass - ideal for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.



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