

**61 Fa'Side Avenue South
Wallyford, EH21 8AN**

A

"61 Fa'side Avenue South is a three bedroom semi-detached house, situated in the popular village of Wallyford"

- ENTRANCE VESTIBULE
- LIVING ROOM
- KITCHEN
- SHOWER ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (SINGLE) / STUDY
- FRONT & REAR GARDENS
- DRIVE-WAY & SINGLE GARAGE
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





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 C, however, please check with the local authority.



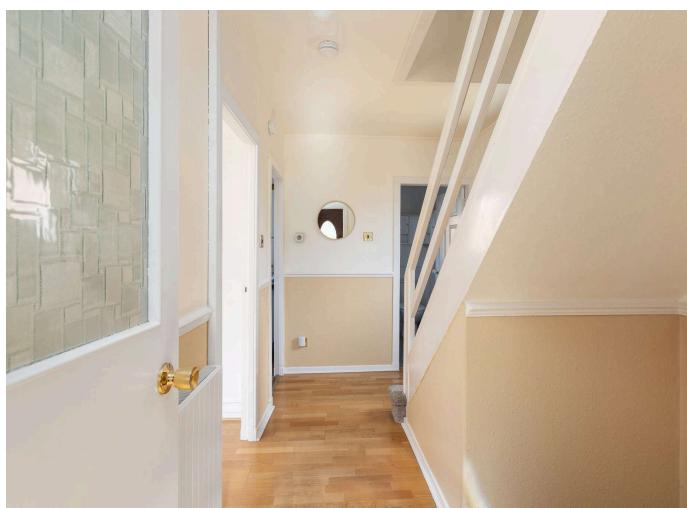
DESCRIPTION

61 Fa'side Avenue South is a spacious, three bedroom semi-detached house benefitting from front & rear gardens, situated in the popular village of Wallyford. The charming accommodation comprises: entrance vestibule; hallway; bright and well-proportioned living room; kitchen with base and wall mounted units; rear hall with cupboard off and access to rear garden; shower room with mains operated shower; stair to upper landing; generous double bedroom 1 with twin windows allowing natural daylight to flood in and cupboard off; double bedroom 2 with cupboard and single bedroom 3 which could be utilised as a study with cupboard off. Further benefits include: gas central heating; double glazing; low maintenance front garden with drive-way and single garage; enclosed paved rear garden; excellent local amenities and great transport links.

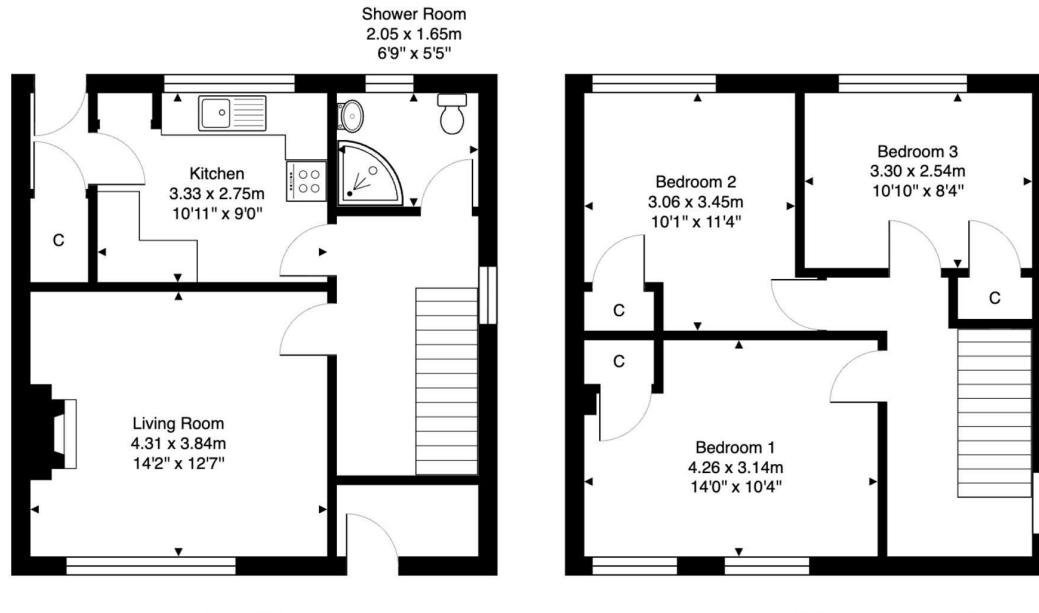
EPC RATING

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.



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Total Area: 87.5 m² ... 942 ft²

All measurements are approximate and for display purposes only.



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