



**25b Fa'side Avenue South, Wallyford, Musselburgh, East Lothian, EH21 8AN**

Light & Stylishly Presented, Three-Bedroom, Mid-Terrace Home with Gardens

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# Property Description

This light and stylishly presented three-bedroom mid-terrace home offers modern living in a peaceful setting, with private gardens. Nestled on a quiet, leafy residential street in Wallyford, just east of Musselburgh and within easy reach of Edinburgh city centre.

Comprises an entrance hall, living/ room, dining/kitchen, two double bedrooms, a single bedroom, and a family bathroom.

Highlights include a stylish fitted kitchen and bathroom, continuous herringbone-style flooring and upgraded doors. With modern decor and finishing, there is also gas central heating, double glazing, contemporary lighting, and a loft space.

Externally, the property boasts a low-maintenance landscaping to the front, and an enclosed rear garden, including a synthetic turf lawn and a paved patio.

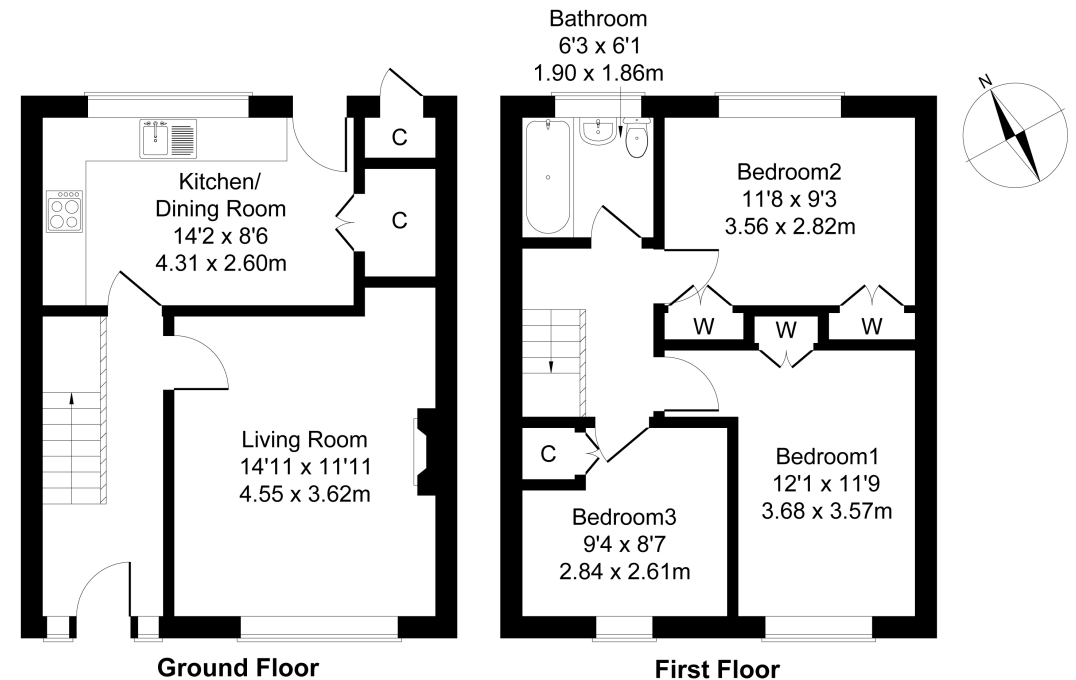
The welcoming entrance hall provides access throughout the ground floor and features generous understairs storage. Elegant herringbone-style flooring runs throughout, leading to a bright and spacious south-facing living room, enhanced by acoustic wall panels, a feature fireplace, a press with built-in storage, and a TV point — creating the perfect space to relax or entertain.

To the rear, the modern kitchen offers ample dining space, with contemporary fitted units, wood-effect worktops, a metro-tiled splashback, and integrated appliances including a hob and oven. A built-in cupboard houses the fridge/freezer, while a freestanding dishwasher and washing machine are also included. Patio doors open directly to the private rear garden, ideal for outdoor dining and family living.

On the upper floor, bedroom one is set to the front, tastefully finished with carpeted flooring, a built-in wardrobe, and fitted bedside lights. Two further well-presented bedrooms are set to opposite aspects, with bedroom two including two built-in wardrobes and bedroom three, a built-in storage cupboard and a freestanding wardrobe included in the sale. Completing the accommodation, a stylish family-sized bathroom is fitted with a modern three-piece suite including a rainfall shower and tiled splash walls.



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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Wallyford is a popular commuter village situated just off the A1, near the historic town of Musselburgh. While Wallyford offers a selection of local shops, residents can easily access Musselburgh's wide range of amenities, including supermarkets, banks, building societies, and a Post Office. Nearby retail parks such as Fort Kinnaird and Straiton offer a wide range of major

high-street stores, restaurants, and a multi-screen cinema. The village enjoys convenient access to the beautiful East Lothian coastline and several excellent beaches. Additional local facilities include a primary school, a railway station with a park-and-ride service, and regular bus connections from Salters Road, making Wallyford well-connected and ideal for commuters.





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## Head Office

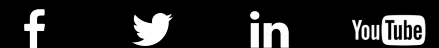
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Estate Agents and Solicitors



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