



## 67 Wallace Crescent, Wallyford, Musselburgh, East Lothian, EH21 8DD

Beautifully Presented and Spacious, Four-Bedroom, Modern, Detached Family Home

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# Property Description

Beautifully presented and spacious, four-bedroom, modern, detached family home, with gardens and a garage. Located in a family-friendly, residential development, in the popular East Lothian village of Wallyford.

Comprises an entrance hall, living room, dining kitchen, utility room, four bedrooms, an en-suite shower room, a family bathroom and a downstairs WC.

In move-in condition, highlights include a modern, fitted kitchen, contemporary flooring, gas central heating, double glazing and good integrated storage.

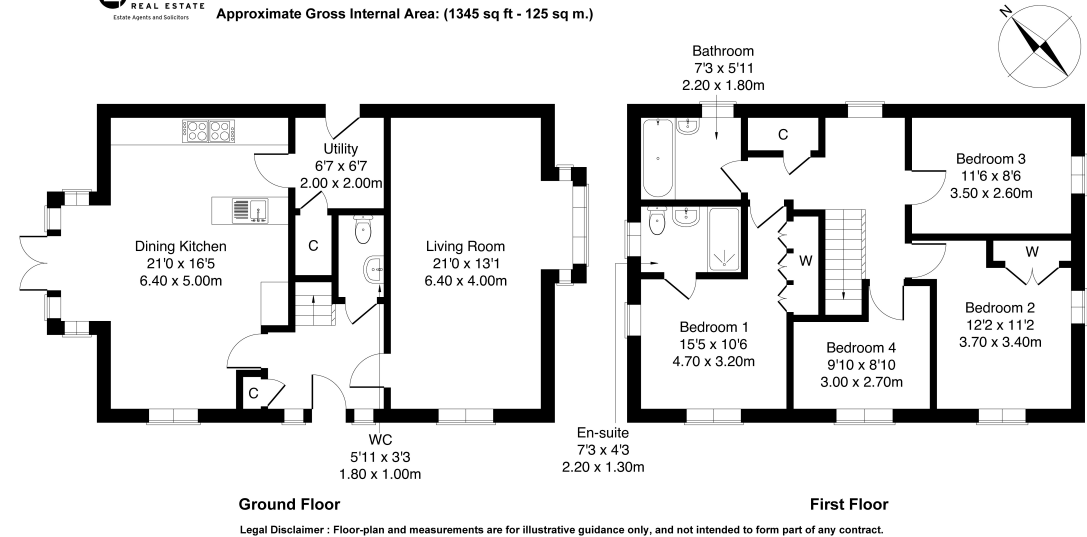
Externally, there is a low-maintenance garden to the front whilst, to the rear, there is a lawn, a decked terrace and plant beds. This popular, residential area also offers additional, unrestricted on-street parking.

A welcoming entrance hall, with storage and a WC, is finished with modern, wood-effect flooring, which continues throughout the ground floor living space. On the right, a tastefully presented, dual-aspect living room features a box bay window and a traditional fireplace and offers generous space for freestanding furniture. Across the hall, an impressively proportioned dining kitchen features generous glazing and opens onto the garden, via French doors. There is ample space for a family-sized dining table and, zoned by a breakfast bar, a stylish kitchen area is fitted with wood-effect units, granite-effect worktops and metro-tiled splashbacks. Appliances include an integrated, eye-level, double oven, a gas hob and a fridge/freezer, whilst a dishwasher and a washing machine are housed in an adjoining utility room, with built-in, cupboard storage and garden access.

Upstairs, four bedrooms continue the tasteful presentation of the living space, with two enjoying integrated wardrobe storage and the master bedroom further benefiting from an en-suite shower room.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.

**mov<sup>8</sup> REAL ESTATE** 67 Wallace Crescent, Wallyford, Musselburgh, EH21 8DD  
Estate Agents and Solicitors Approximate Gross Internal Area: (1345 sq ft - 125 sq m.)



# Area Description

Wallyford is a popular commuting village located just off the A1, close to the historic town of Musselburgh. Wallyford itself has a selection of local shops, whilst Musselburgh offers a comprehensive range of amenities, including supermarkets, banking, building society and Post Office services. Fort Kinnaird and Straiton retail parks are also within easy reach and have an

extensive range of major high-street names, restaurants and a multi-screen cinema. Wallyford is well-placed for access to the East Lothian coastline and many superb beaches, there is also a primary school, a railway station with park & ride facility, and regular bus services are available from Salters Road.









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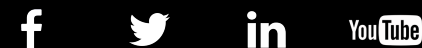
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Estate Agents and Solicitors



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