



Estate Agents and Solicitors

21 Wallace Avenue, Wallyford, Musselburgh, East Lothian, EH21 8BZ

Immaculately Presented, Two-Bedroom, Mid-Terrace Home with Gardens

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Property Description

Immaculately presented, two-bedroom, mid-terrace home, with gardens and private residential parking. Set 'off-street', in a modern, factored and family-orientated residential area of Wallyford, East Lothian.

Comprises a vestibule, living room, kitchen/dining, two double bedrooms, a bathroom and a ground-floor WC.

Light and tastefully finished, ready-to-move-in, features include a stylish fitted kitchen, modern bathroom suites, and herringbone-style continuous flooring for the ground floor. In addition, there is gas central heating, double glazing, an alarm system, and good storage provision including bedroom wardrobes and a loft.

Externally, the property benefits from a lawn and privacy hedge to the front; and a low-maintenance rear garden includes paved patios and a pergola. This modern development also offers additional unrestricted on-street parking and visitors' spaces; and well-maintained communal grounds including a children's play park.

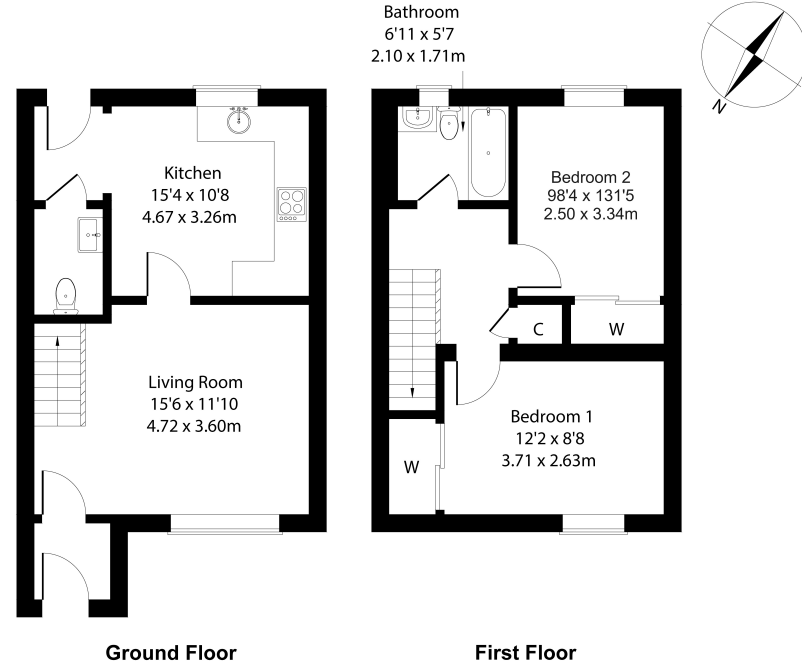
A welcoming entrance opens into the tastefully finished living room with a feature wall offering space for a TV wall-mount, and herringbone-style flooring continuing into the rear-set kitchen and dining. The stylish kitchen/dining offers garden access, as well as a convenient WC; whilst modern fitted units include wood effect worktops, a sink with drainer and a tiled surround; with appliances including an integrated gas hob, oven and dishwasher.

On the upper floor, bedroom one is set to the front, finished in light decor, carpeted flooring and a built-in wardrobe with sliding doors; whilst bedroom two is set to the rear, similarly well-sized and finished, with a built-in wardrobe featuring mirrored sliding doors and herringbone-style flooring. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (732 sq ft - 68 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 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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