



## 8 Albert Place, Wallyford, Musselburgh, East Lothian, EH21 8LQ

Beautifully Presented, Two-Bedroom, Upper Villa

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# Property Description

Beautifully presented, two-bedroom, upper villa with private gardens and a driveway. Set on a quiet residential street, the property is located in Wallyford, by Musselburgh, to the east of Edinburgh city centre.

Comprises: an entrance stairway, hall, living room, kitchen, two double bedrooms, and a bathroom.

Highlights include quality flooring and décor, modern lighting, good storage provision including an attic, and a fitted kitchen with appliances. In addition, there is double glazing, gas central heating, and TV and telephone points. All blinds are included in the sale.

Externally, there is an enclosed and easily maintained garden to the rear, with a small lawn, paved patio area and a two-car driveway to the front.

The welcoming ground floor entrance stairway leads up to the main hall which features solid oak flooring and two storage cupboards. Set towards the front, the light and well proportioned living room includes the solid oak flooring continued from the hall, a living flame gas fire, coving, and modern inset lighting.

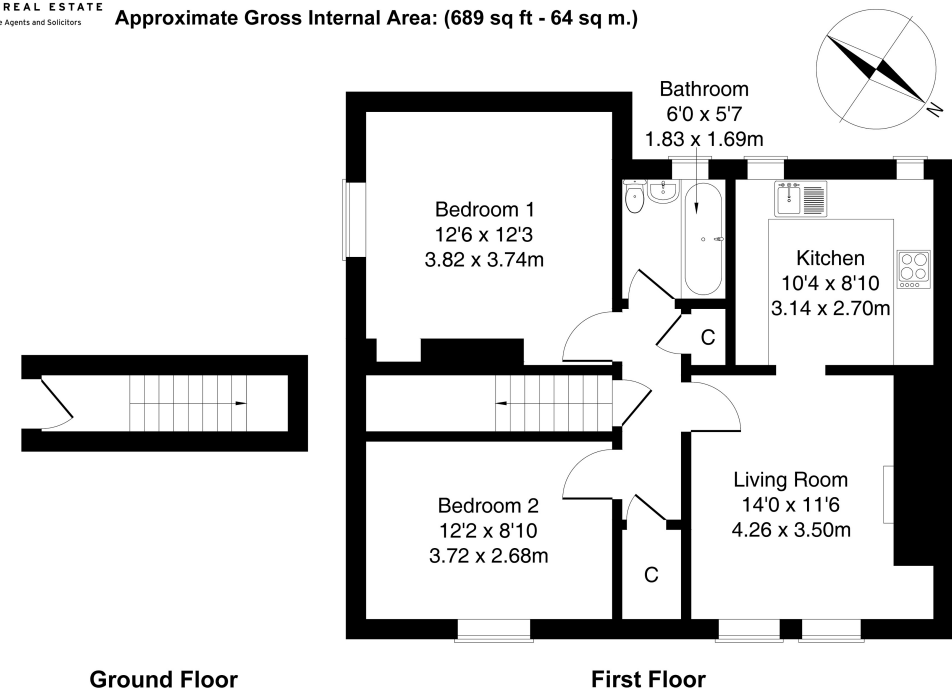
Set off of the lounge, the bright kitchen features tiled flooring, traditional-style wall and base units with solid hardwood worktops, a stainless steel sink, a mosaic tile surround, kickplate lighting, and an integrated gas hob, electric oven, extractor hood and fridge/freezer.

Bedroom one has a side aspect window, and includes carpeted flooring and inset lighting, whilst bedroom two is similarly well finished, likewise with carpeted flooring and ample space for freestanding bedroom furniture. Completing the accommodation, the bathroom is fitted with a contemporary white three-piece bathroom suite, with a power shower over the bath and modern panel splash walls.



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Approximate Gross Internal Area: (689 sq ft - 64 sq m.)



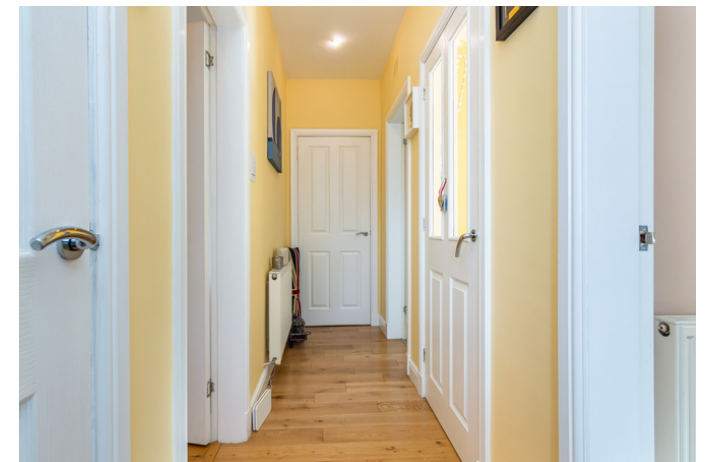
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## 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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