




45 Wallace Crescent, Wallyford, Musselburgh, East Lothian, EH21 8DD

Spacious, Three-Bedroom, End-Terrace Townhouse, with Gardens, Allocated Garage & Two Parking Spaces

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Property Description

Beautifully presented and spacious, three-bedroom, end-terrace, townhouse, with gardens, an allocated garage and two allocated parking spaces. Located in a popular, modern, family-oriented, residential development in Wallyford, East Lothian.

Comprises an entrance hall, a living room, a dining/family room, a kitchen, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

In move-in condition, highlights include a bespoke rear extension, providing extensive family living space, a modern kitchen and bathrooms. In addition, there are multiple TV points, double glazing, gas central heating, an alarm system and oak flooring.

Externally, there are low-maintenance gardens to the front, side and rear whilst, a garage comes with power and light.

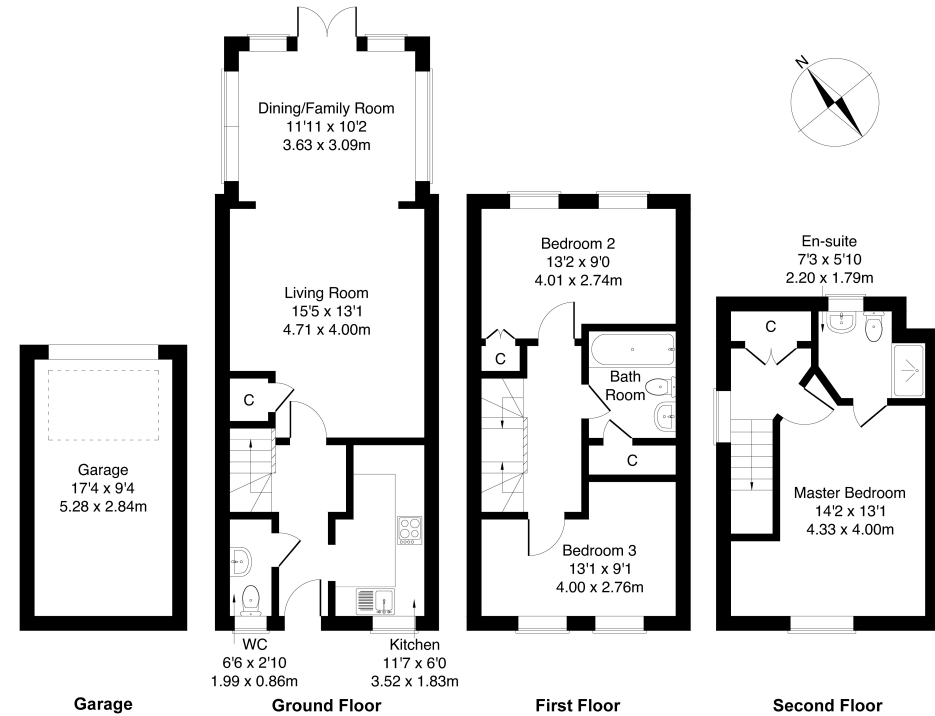
A bright entrance hall, with a WC, is finished with solid oak flooring, which continues into a well-proportioned living room, set to the rear of the property. Including a contemporary feature fireplace, the stylish reception room provides plenty of space for freestanding lounge furniture and, flows openly, into a further, flexible living space, currently arranged as a dining room and opening onto the rear garden, via French doors. Completing the ground floor, a kitchen is fitted with modern gloss units, wood-effect worktops, an integrated double oven, a ceramic hob and a stainless-steel canopy, whilst space is available for a freestanding fridge/freezer and a washing machine.

On the first floor, two carpeted double bedrooms are set to either aspect, with bedroom two benefiting from built-in cupboard storage. Set internally, a family bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, a chrome ladder-style radiator and panel splash walls. Completing the accommodation, the second floor includes built-in storage, and a generous master bedroom, with wood effect flooring, light neutral decor, and a modern en-suite shower room.

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Approximate Gross Internal Area: (1274 sq ft - 118 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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