



4 Bath Crescent,
Wallyford, East Lothian EH21 8GZ



An immaculately presented semi-detached house which enjoys an open outlook and offers a stylish walk in home boasting a fully enclosed rear garden

 3 Bed  3 Bath  1 Reception

An immaculately presented semi-detached house which enjoys an open outlook, situated within a modern development located in the popular town of Wallyford. This impressive property offers a stylish walk in home which boasts a fully enclosed garden to the rear. In brief the accommodation comprises; hall with two storage cupboards, sitting room with window to the front, stylish dining kitchen with door to the beautiful rear garden, useful utility room, principal double bedroom with en-suite shower room, two further bedrooms, family bathroom, and downstairs wc. The factors for the development are Hacking & Paterson, and the quarterly cost is approximately £50 for the maintenance of the common areas within the development.

Features

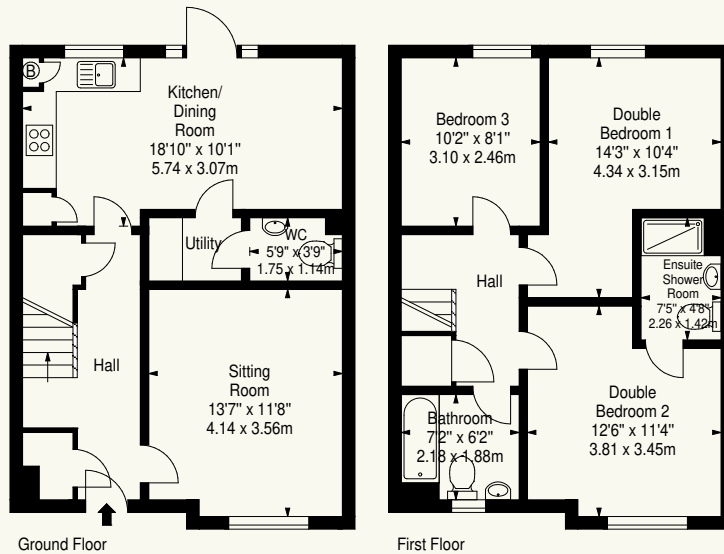
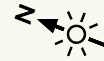
- Hall with good storage
- Sitting room
- Stylish dining kitchen
- Utility room
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Downstairs wc
- Gas central heating
- Double glazing
- Fully enclosed rear garden
- EPC Rating B

Offers Over £320,000

Bath Crescent,
Wallyford,
Musselburgh,
East Lothian, EH21 8GZ



Approx. Gross Internal Area
1014 Sq Ft - 94.20 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Wallyford is located just outside the historic town of Musselburgh, approximately ten miles to the east of Edinburgh. Regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are both easily accessible allowing commuting to Edinburgh and to all the major motorway networks beyond. Wallyford also has its own train station. Adjoining Musselburgh offers a comprehensive range of amenities, including a variety of specialist shops, supermarkets,

banking and Post Office services. Fort Kinnaird Retail Park offers an extensive range of shopping facilities with many recognized High Street retailers and a Asda Walmart Superstore is within three miles or so of the property which is open 24hours. Leisure pursuits are well catered for including sailing, fishing, Musselburgh Racecourse and of course a variety of golf courses including Musselburgh Old Golf Course.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.