



23 St. Clements Gardens North,
Wallyford, Musselburgh, East Lothian, EH21 8BD



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An excellent opportunity to acquire this deceptively spacious main door lower villa, offering generous family accommodation, private gardens, and off-street parking in the popular East Lothian town of Wallyford.

The property benefits from its own private entrance and comprises a welcoming hallway with excellent storage, a bright and spacious lounge to the front, and a dining kitchen fitted with a range of modern units and integrated appliances with useful rear porch leading on to the garden.

There are four large double bedrooms, all offering generous proportions and flexibility for family living, home working, or guest accommodation. The accommodation is completed by a stylish modern shower room featuring a window for natural light and ventilation.

Further benefits include gas central heating, double glazed windows, and an abundance of storage throughout the property.

Externally, the home enjoys private front and rear gardens, providing excellent outdoor space for relaxation and family enjoyment. In addition, there is off-street parking and three garden sheds, offering substantial external storage.

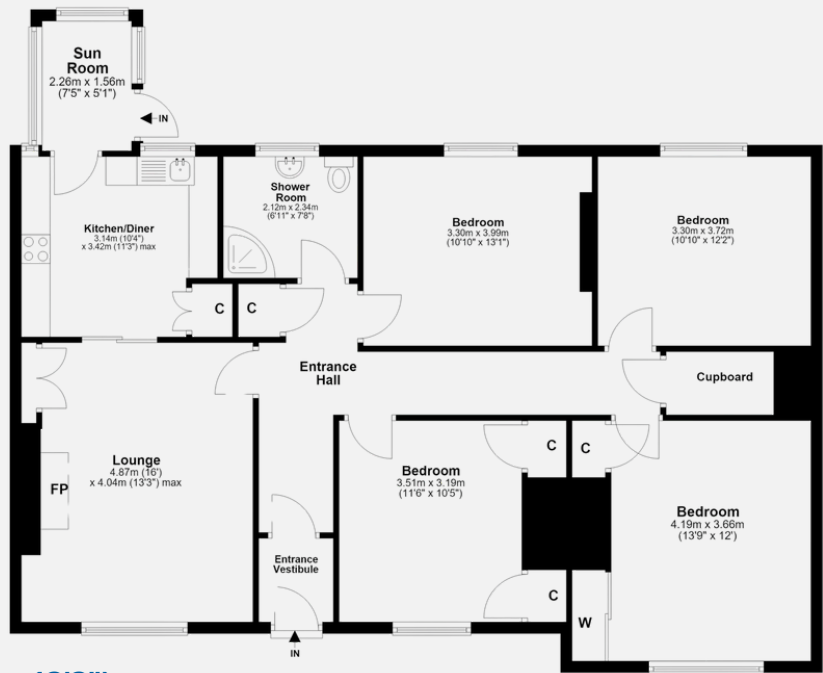
Situated within easy reach of local amenities, schools, transport links, and Wallyford Railway Station, this impressive property combines spacious accommodation with excellent outdoor space, making it an ideal purchase for families, commuters, and those seeking versatile living accommodation.

Early viewing is highly recommended to fully appreciate the size, condition, and fantastic outdoor space this property has to offer.

Area Description

The appealing village of Wallyford is located two miles from Musselburgh and has become a popular commuter base with its own railway station offering quick and comfortable links with Edinburgh's City Centre. The A1 is in close proximity whilst the park and ride enhances regular connections for commuters. Wallyford is surrounded by green space with cycle tracks and great family walks on your doorstep with Musselburgh lagoons and the East Lothian beaches nearby. There are excellent local amenities available within the village with further shopping available at the Asda and Aldi stores in nearby Tranent as well as Lidl in Prestonpans. Fort Kinnaird is also within easy reach with a wide variety of shops, restaurants and cinema. There is also primary and secondary schooling available in the village.





Accommodation

Lounge:	4.88m x 4.04m (16' x 13'3")
Dining Kitchen:	3.43m x 3.15m (11'3" x 10'4")
Rear porch:	2.26m x 1.55m (7'5" x 5'1")
Bedroom 1:	4.2m x 3.66m (13'9" x 12')
Bedroom 2:	3.7m x 3.3m (12'2" x 10'10")
Bedroom 3:	4m x 3.3m (13'1" x 10'10")
Bedroom 4:	3.5m x 3.18m (11'6" x 10'5")
Shower Room:	2.1m x 2.34m (6'11" x 7'8")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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