



52 CLEUGH RISE

Wallyford, Musselburgh, EH21 8FJ



1

Public Room



3

Bedroom



2

Bathroom

52 CLEUGH RISE

Set within the popular East Lothian village of Wallyford, 52 Cleugh Rise is a well-presented and immaculate home throughout modern family life, with excellent access to Musselburgh, Edinburgh and the surrounding countryside. The village offers a range of local amenities, while nearby Musselburgh provides an extensive choice of shops, cafés, restaurants, schools and leisure facilities. Excellent transport links make commuting into Edinburgh particularly straightforward, while the coast and open countryside are also within easy reach. Within this well-established neighbourhood, the three-bedroom semi-detached home provides well-planned accommodation, including a living room, kitchen/dining room, utility room, three bedrooms, two bathrooms and a WC. Gardens and driveway parking further enhance its appeal. Extras: All fitted floor and window coverings, two standing wardrobes, light fittings, washing machine and integrated appliances are included in the sale.

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PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Three-bedroom semi-detached house
- Part of an established neighbourhood in Wallyford
- Entrance hall with storage and guest WC
- Comfortable living room with westerly aspect
- Kitchen/dining room with integrated appliances
- Utility room and direct garden access
- Principal bedroom with en-suite and wardrobe
- Two more bedrooms
- Family bathroom with three-piece suite
- Private front and rear landscape gardens
- Private driveway parking
- Gas central heating, double glazing
- Factor: Hacking and Paterson - approx £45 per quarter







THE BEDROOMS
& BATHROOMS



WALLYFORD

Approximately 9 miles east of Edinburgh city centre, with excellent commuting links, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks to the county's idyllic sandy coastline and its wealth of renowned golf courses. The village is well-served by local amenities, with convenience stores, a post office, and eateries. Further shops, supermarkets, pubs, and cafes can also be enjoyed in the thriving coastal town of Musselburgh, which is only two miles away. More extensive shopping and leisure facilities are on offer at nearby Fort Kinnaird Retail Park as well. For state schooling, primary and secondary education is provided locally, whilst, in Musselburgh, there is the renowned, independent Loretto School. Wallyford boasts excellent public transport links, with its own railway station on the Edinburgh – North Berwick line, a handy Park and Ride facility, and regular bus services. It also offers quick access to the A1 and the City of Edinburgh Bypass - ideal for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.



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