

OFFERS OVER £210,000

6 St Clements Terrace
Wallyford, EH21 8BE

drummondmiller
Solicitors & Estate Agents



- Well-maintained mid-terraced villa offering generous family accommodation
- Bright and spacious front-facing living room
- Modern fitted kitchen with appliances and direct access to the rear garden
- Recently renovated bathroom with modern three-piece suite and waterfall shower
- Epc C

Description

Drummond Miller is delighted to present this well-maintained mid-terraced villa, offering generous family home.

The property is entered via a welcoming entrance hall with good storage and access to the ground floor accommodation. The generously proportioned and bright living room provides a comfortable principal reception space and features a fireplace set within an attractive surround.

To the rear, the modern fitted kitchen is well equipped with a range of fitted units and appliances. Double French doors provide direct access from the kitchen to the rear garden, creating a natural connection between the indoor and outdoor spaces. The ground floor is completed by a utility room and a recently renovated bathroom fitted with a modern three-piece suite and waterfall shower.

Upstairs, there are three generous double bedrooms, each offering well-proportioned accommodation and providing flexible space for family living, guests or home working.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property benefits from an enclosed paved front garden with a dedicated parking space. To the rear is an enclosed garden accessed directly from the kitchen via double French doors, with decking, a pergola, wooden garden shed and BBQ area.

Location

Wallyford is situated approximately two miles south-east of Musselburgh and immediately adjacent to the A1. The area is surrounded by open countryside and benefits from pleasant walking routes and cycle tracks.

Wallyford has its own railway station, providing connections to Edinburgh City Centre and surrounding towns and villages. A Park and Ride facility also provides additional commuter connections.

The village has both primary and secondary schools, a post office and local shops. A wider range of shops and services can be found in nearby Musselburgh, while Fort Kinnaird Retail Park in Newcraighall provides further retail facilities.

Council Tax and EPC

Council Tax band C and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £220,000 and a link to the Home Report is available from the ESPC website.

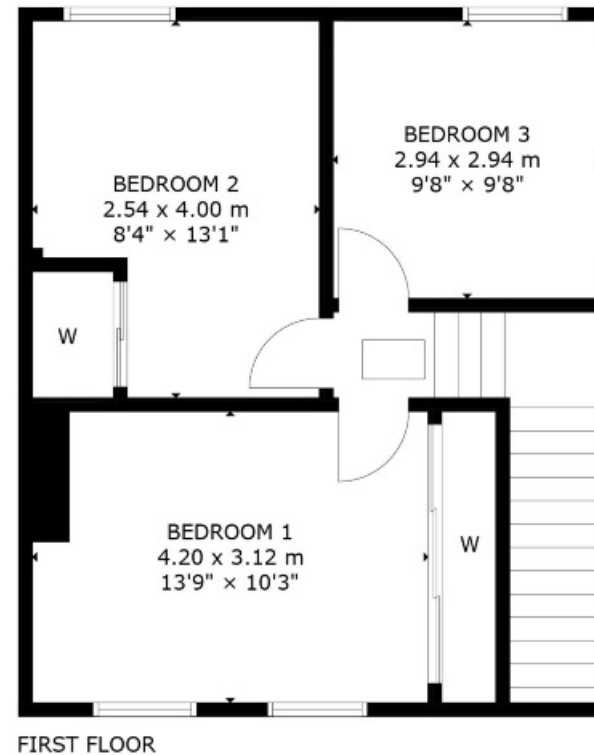
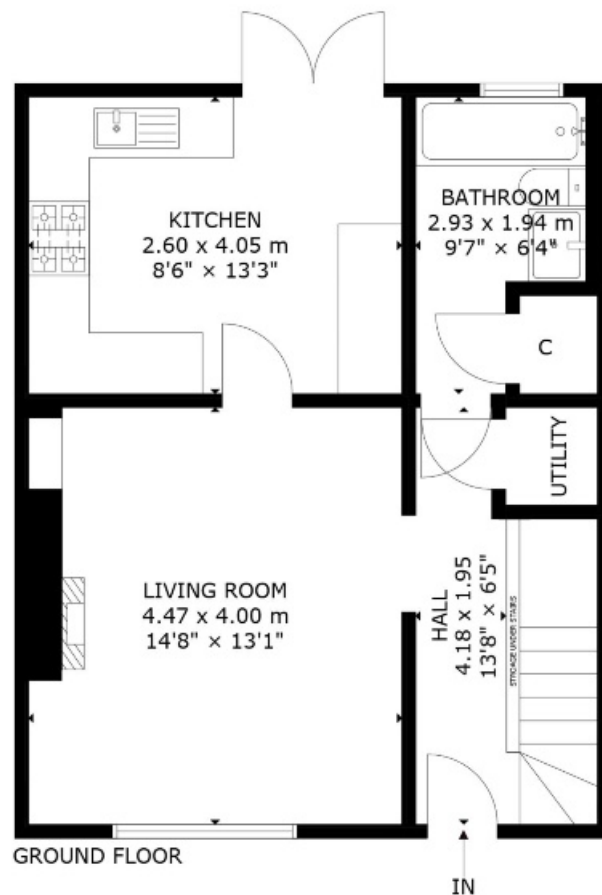
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





6 ST CLEMENTS TERRACE, WALLYFORD, EH21 8BE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 992 SQ FT / 93 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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