

8 St. Clements Crescent

WALLYFORD, MUSSELBURGH, EAST LoTHIAN, EH21 8BB



Beautifully presented three-bedroom end-of-terrace family home in excellent condition



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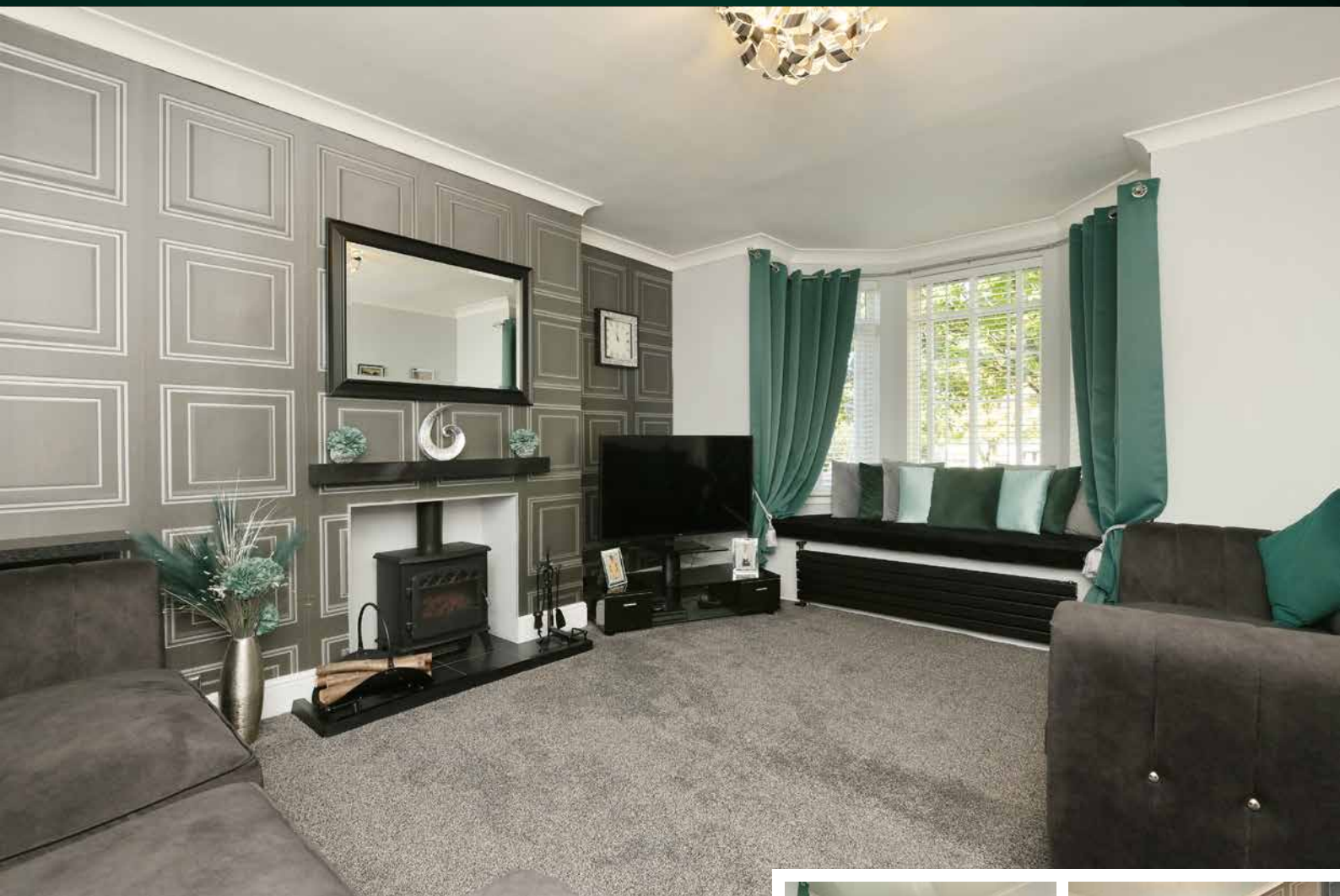


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McEwan Fraser Legal is delighted to present this impressive three-bedroom end-of-terrace house to the market. Presented in excellent condition throughout, the property offers generous and flexible accommodation over three levels, having benefitted from a loft conversion which significantly enhances the available living space. Further benefits include gas central heating, double glazing and low-maintenance gardens to both the front and rear.

THE LIVING ROOM



The accommodation begins with a welcoming entrance hallway which provides access to the main living accommodation and a convenient ground-floor WC. The living room is beautifully presented and enjoys plenty of natural light from an attractive bay window. Generous proportions provide ample space for a large suite of furniture, making this a comfortable and inviting room for everyday family life.

THE KITCHEN



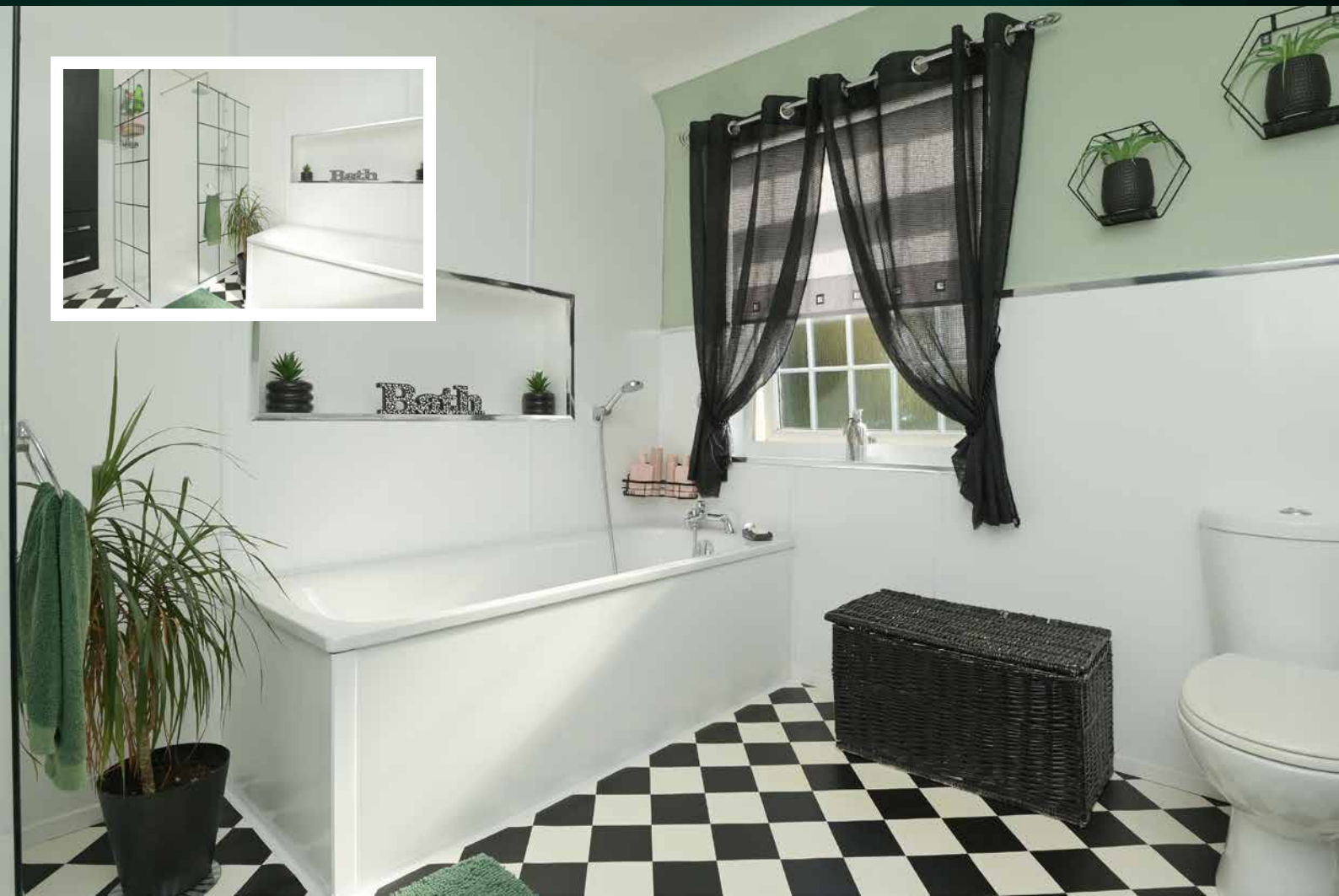
Accessed directly from the living room, the kitchen has been finished in a contemporary style and offers an excellent range of base and wall-mounted units. There is generous worktop and preparation space together with a mixture of integrated and freestanding appliances, creating a practical and well-equipped kitchen with plenty of storage.





On the first floor are two generous double bedrooms. The front-facing bedroom benefits from integrated wardrobes, while the second bedroom also provides excellent space for freestanding furniture. Completing this level is a particularly impressive family bathroom, beautifully finished in a contemporary style with a white suite and the considerable benefit of both a separate bath and shower.

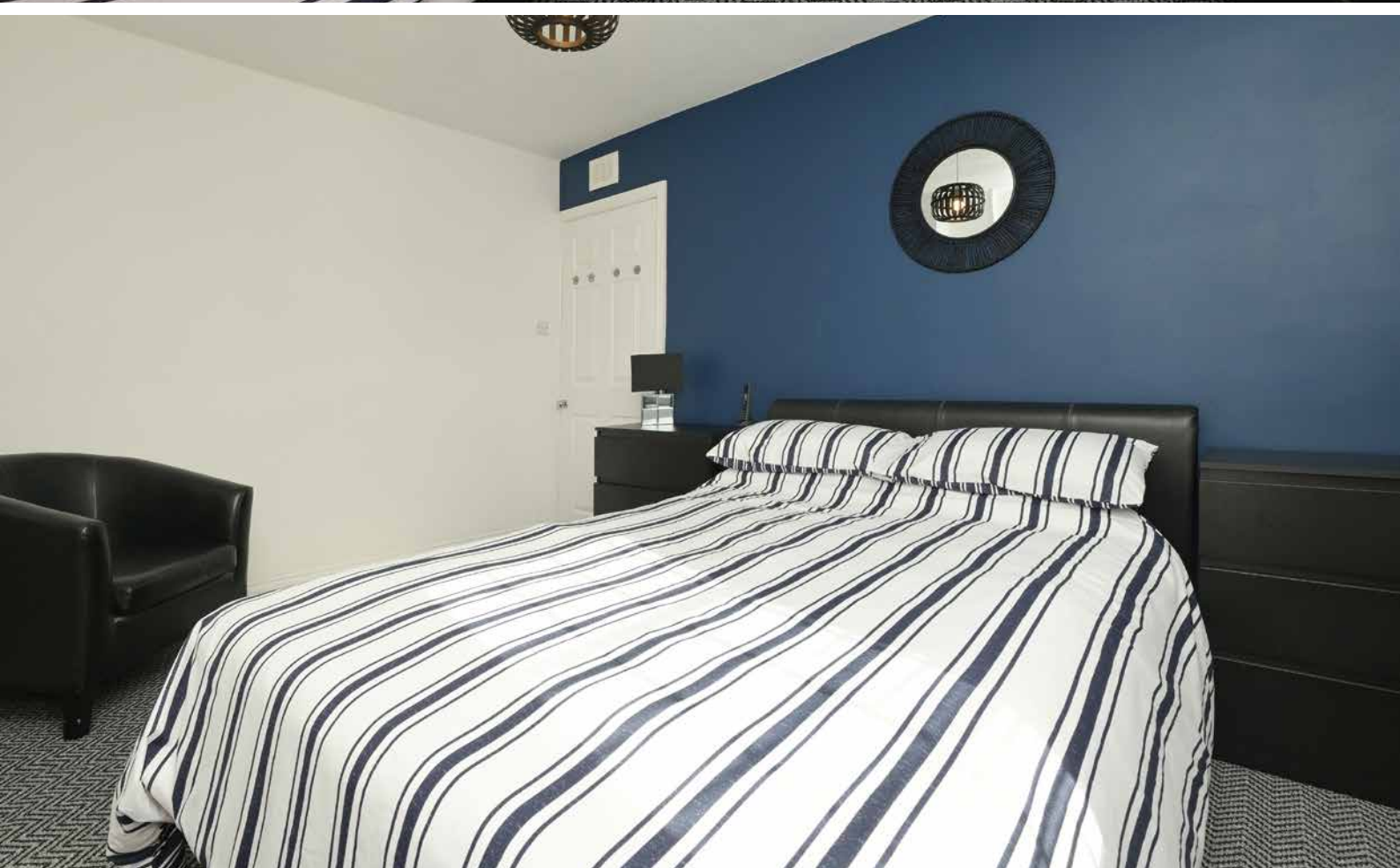
THE BATHROOM

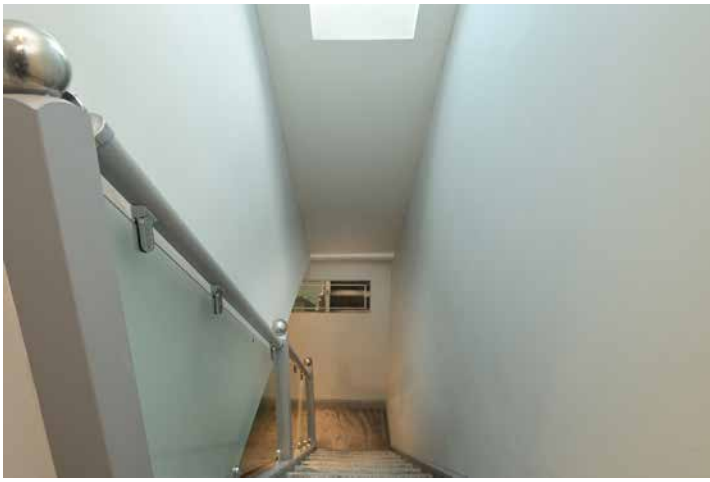


BEDROOM 1



BEDROOM 2



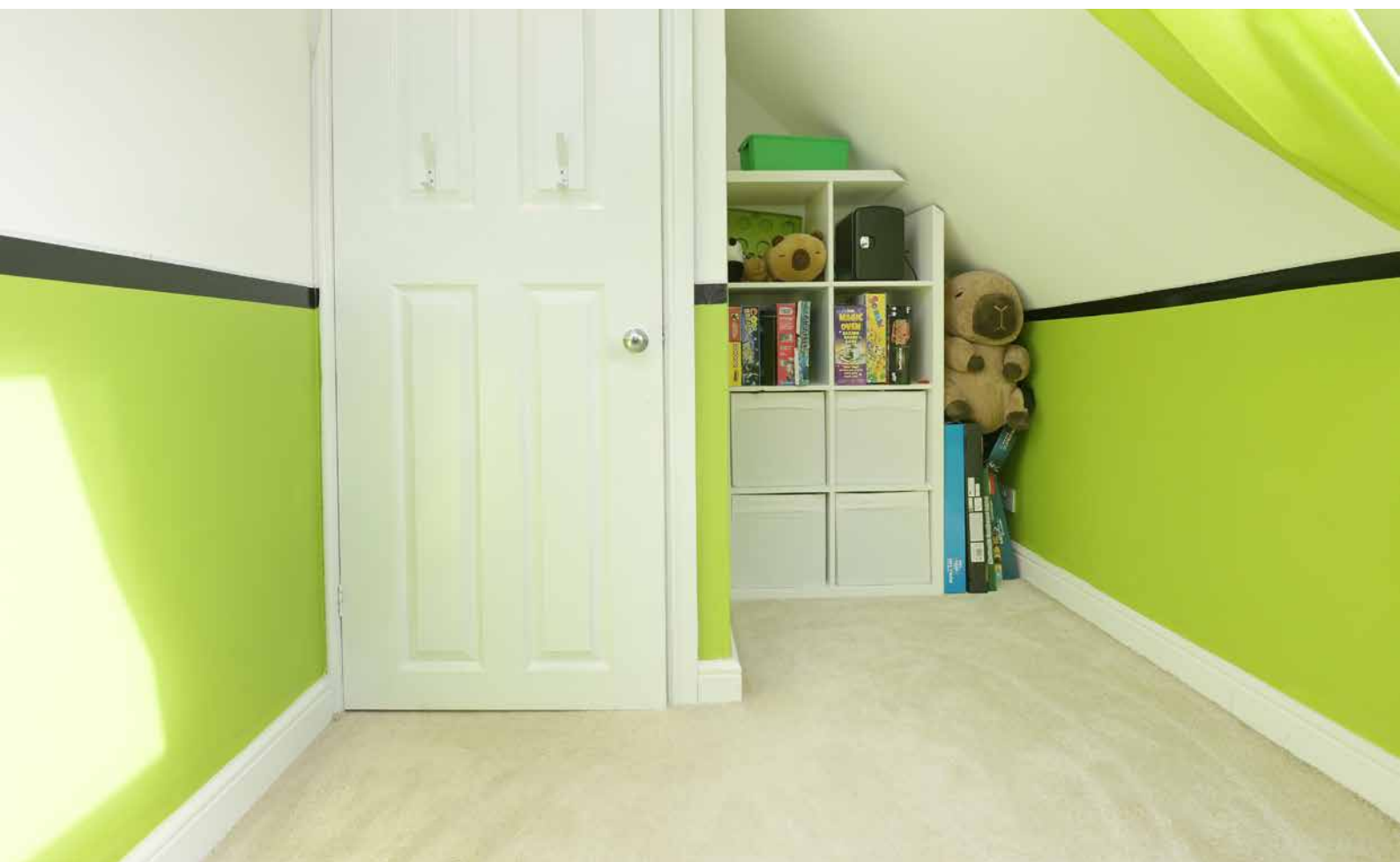
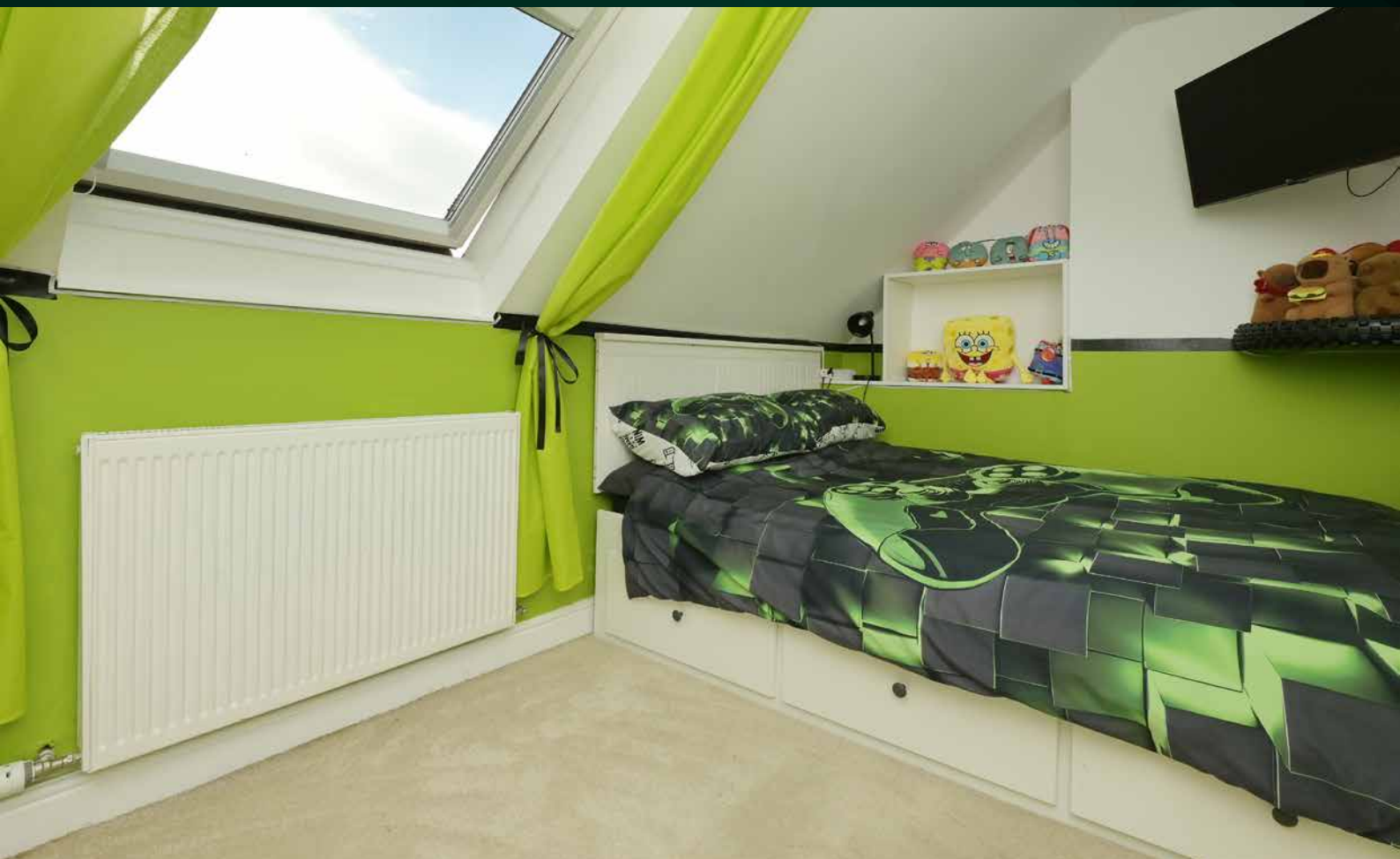


The converted loft provides a superb additional space and was originally created as the principal bedroom. The current owners have temporarily divided the space using an easily removable partition wall to provide separate areas for their grandchildren. This could readily be removed to reinstate the loft as one generous room, giving the next owner considerable flexibility over how the space is used.

BEDROOM 3



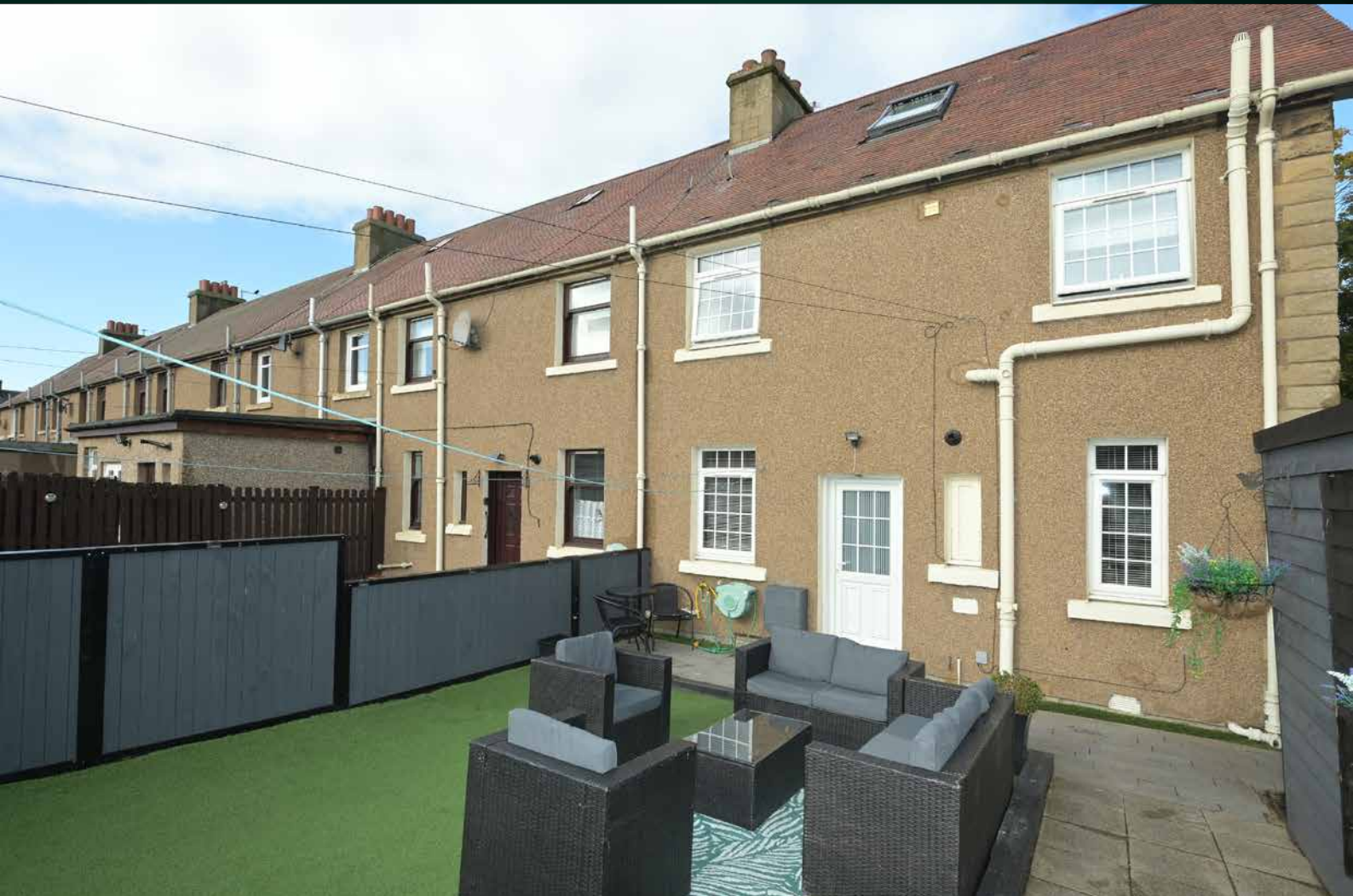
BEDROOM 4



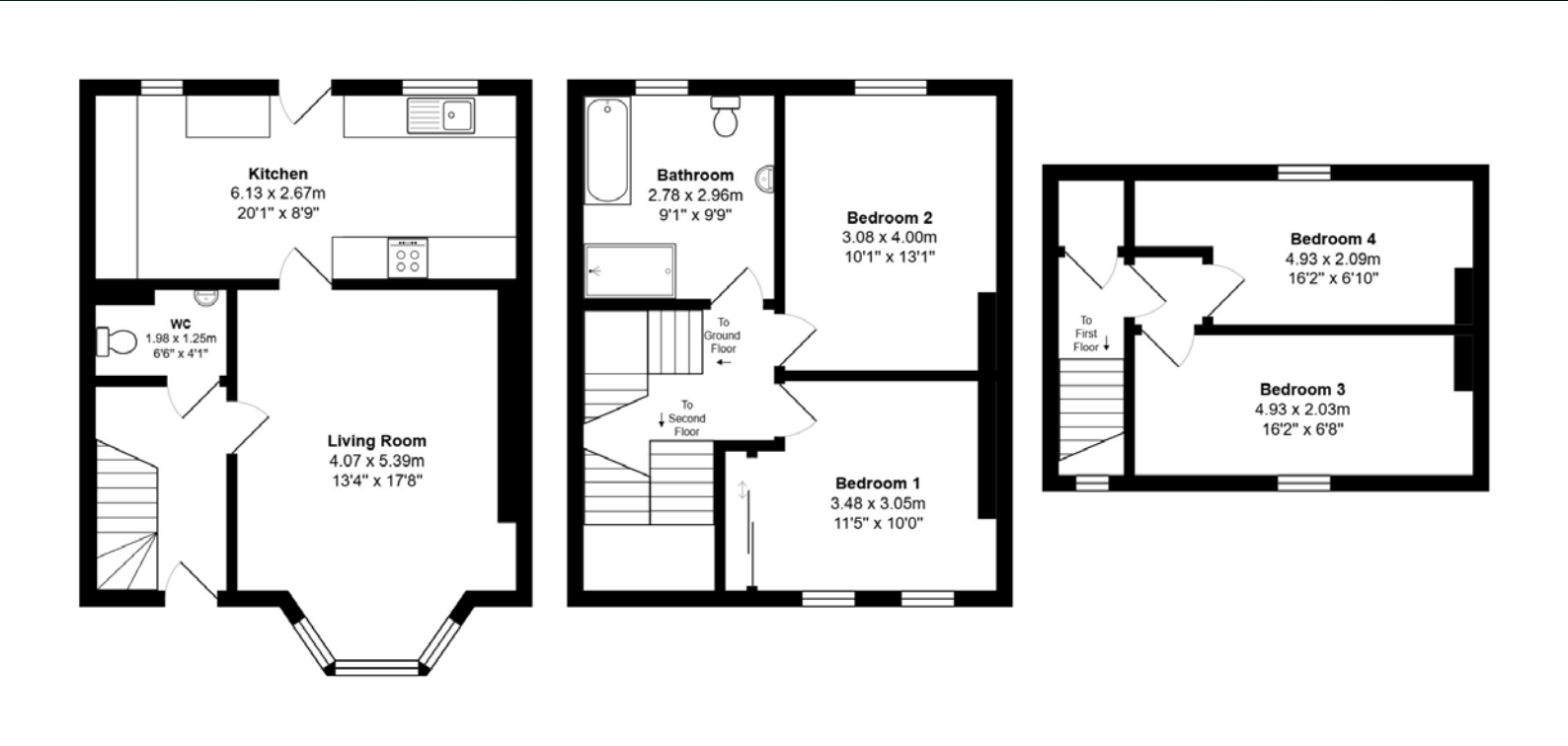
Externally, the property benefits from low-maintenance gardens to both the front and rear. A combination of artificial grass and patio areas provides attractive outdoor space without the upkeep associated with a traditional lawn. The rear garden also benefits from several sheds, providing excellent additional storage.

Overall, this is a beautifully presented and deceptively spacious family home which offers considerably more accommodation than may initially be apparent. The loft conversion, excellent condition and easily maintained outdoor space make this a property that should appeal particularly strongly to families looking for a home they can move straight into.

EXTERNALS

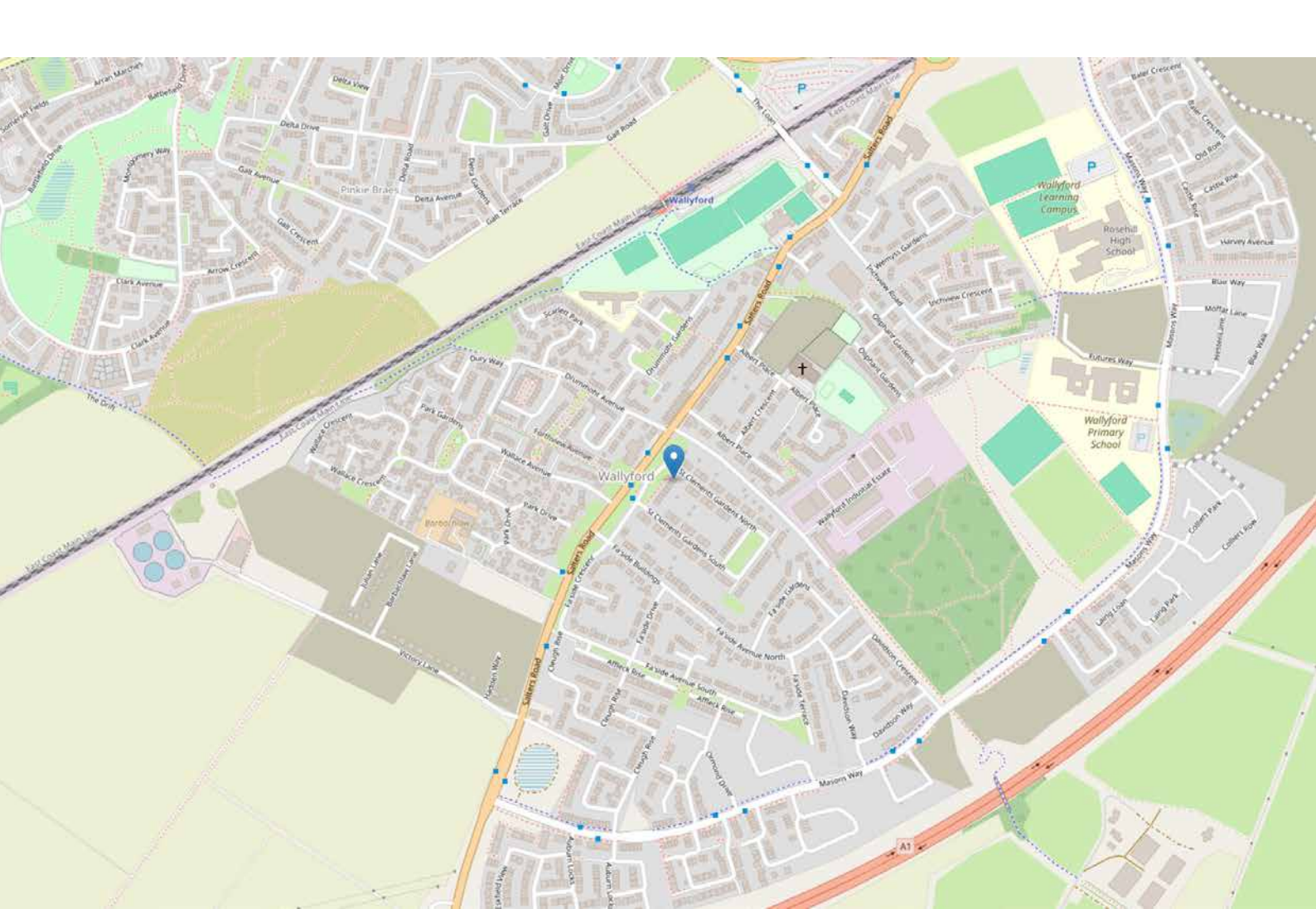


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 112m² | EPC Rating: C



THE LOCATION

St Clements Crescent is situated within the popular and rapidly growing East Lothian village of Wallyford, just outside Musselburgh. The location is particularly well suited to families, combining modern residential surroundings with excellent schooling, recreational facilities and transport connections, while the extensive amenities of Musselburgh are only a short distance away.

Education is particularly well catered for locally. Wallyford Primary School opened in 2019 and provides modern purpose-built facilities, while secondary education is available at Rosehill High School, forming part of the impressive Wallyford Learning Campus. The campus has been designed as a major community hub and incorporates extensive sporting and leisure facilities alongside the school, including synthetic football, rugby and hockey pitches, a sprint track, sports halls and a dance studio.





For families who enjoy an active lifestyle, there is plenty available both within Wallyford and throughout the surrounding area. The village benefits from local play areas and open spaces, while the wider East Lothian countryside and coastline provide an excellent backdrop for walking, cycling and outdoor pursuits. Nearby Musselburgh offers attractive walks along the River Esk and seafront, together with parks, playing fields and a wide variety of organised sports. Musselburgh Sports Centre provides a swimming pool, gym, sports hall, squash courts, health suite and children's soft play facilities.

East Lothian is renowned for its outdoor lifestyle, with miles of coastline, beaches, countryside and some of Scotland's best-known golf courses all within easy reach. Musselburgh itself offers golf, horse racing and excellent walking and cycling opportunities, while the beaches and coastal towns of Portobello, Prestonpans, Longniddry, Gullane and North Berwick provide plenty of options for family days out. The nearby Queen Margaret University campus also has sports facilities including a fitness suite, sports hall and outdoor all-weather pitches.

Everyday amenities are readily accessible, with local shops and services available within Wallyford and a much broader selection in neighbouring Musselburgh, including supermarkets, independent shops, cafés, restaurants and High Street services. Fort Kinnaird Retail Park is also within convenient reach, providing a substantial range of major retailers, restaurants and a multiplex cinema.

Transport links are another major advantage of the location. Wallyford has its own railway station, providing regular services towards Edinburgh and along the East Lothian coast, making the area particularly attractive to those commuting into the capital. There are also regular bus services, while convenient access to the A1 connects Wallyford with Edinburgh City Bypass, the wider motorway network and destinations throughout East Lothian.

Combining modern schooling and community facilities with excellent recreational opportunities, easy access to Musselburgh and strong connections into Edinburgh, Wallyford has developed into an increasingly popular choice for families looking for more space while remaining within easy commuting distance of the capital.



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