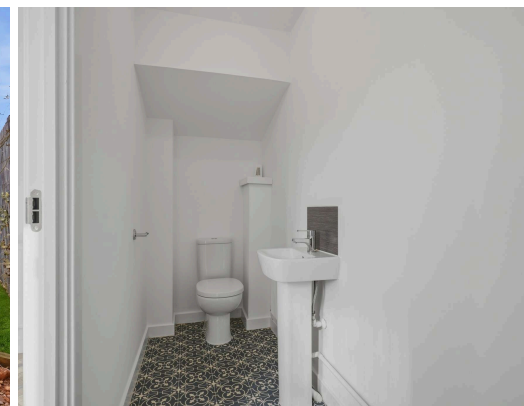
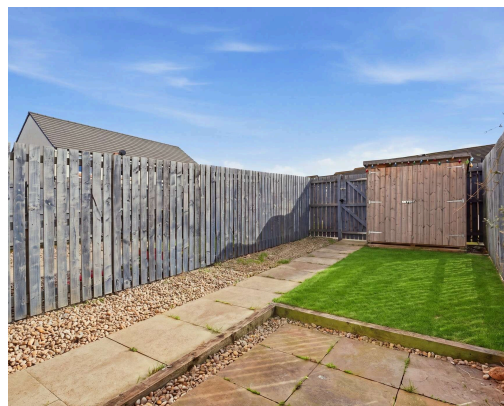
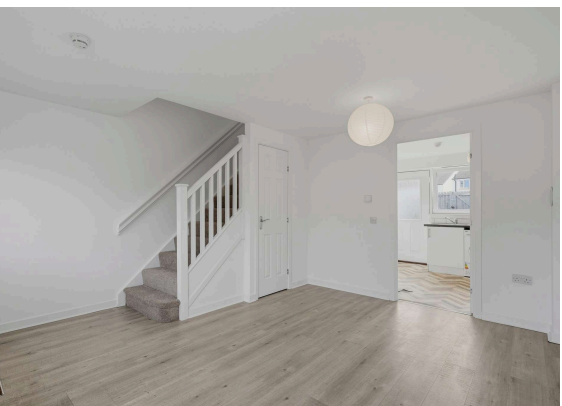




18 Innes Neuk
Wallyford, EH21 8EW

- Attractive two-bedroom terraced home with garden
- Close proximity to a host of excellent amenities
- Residents' parking and excellent transport links
- EPC: Unknown
- Council tax band: D





Situated within a popular residential development in Wallyford, this attractive two-bedroom terraced home offers well-proportioned accommodation arranged over two floors, complemented by a private rear garden and residents' parking.

The ground floor comprises a welcoming lounge which leads into a dining kitchen, featuring a back door opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining. A convenient downstairs WC and useful storage cupboard complete the ground-floor accommodation.

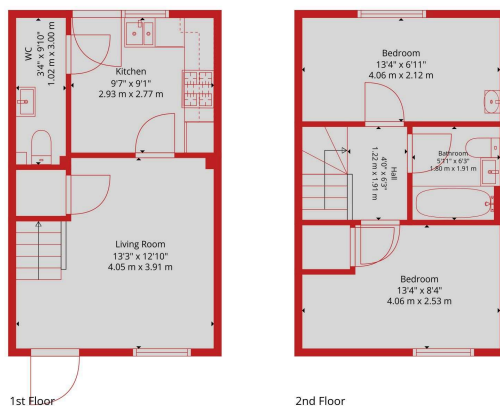
On the first floor, there are two generously sized double bedrooms, one benefiting from an integrated storage cupboard, alongside a contemporary family bathroom.

The property also benefits from an allocated parking space.

Location:

The popular village of Wallyford enjoys a convenient position in East Lothian, approximately five miles east of Edinburgh city centre and within easy reach of Musselburgh. The area offers an appealing balance of village living and accessibility, with pleasant open countryside and beautiful beaches at Aberlady and Gullane nearby.

Local shops cater for everyday requirements, with a wider range of amenities available in Musselburgh, alongside larger retail destinations including Asda at The Jewel and Fort Kinnaird Retail Park. Wallyford benefits from excellent transport links, including its own railway station, a Park & Ride facility and regular bus services providing convenient access to Edinburgh and surrounding areas. The Edinburgh City Bypass is also readily accessible, while local schools are within walking distance.



Total: 592 sq. Ft. 56 m²
 1st Floor: 296 sq. Ft. 28 m², 2nd Floor: 296 sq. Ft. 28 m²
 Excluded Areas: Walls: 50 sq. Ft. 4 m²
Measurements Expressed Highly Probable But Not Guaranteed



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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