

33 Cleugh Rise, Wallyford, EH21 8FJ



Description

Superbly appointed 3 bed terraced villa with sleek, elegant interiors situated within a sought after development, this perfectly proportioned home is a natural choice for a couple or young family, and comes with the added attraction of an enclosed rear garden. The property is conveniently positioned close to excellent commuting links including a train station within walking distance as well as local primary and secondary schooling.

- Hallway
- Living room with under-stair storage
- Well equipped kitchen/dining room with patio door to garden
- Utility room with adjoining WC
- Two double bedrooms, both with fitted storage
- Bedroom 3
- Bathroom featuring a contemporary three piece white suite with shower over the bath
- Floored attic space
- Gas central heating and double glazing
- Enclosed rear garden
- On street parking

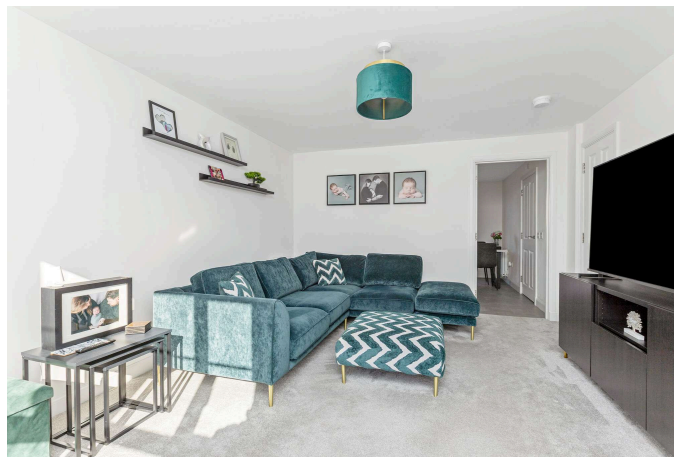
Extras

The fitted floor coverings, blinds, oven, induction hob, dishwasher, washing machine, fridge/freezer and Ring security cameras to front door and rear garden are included.

Factor

The development is factored by Hacking & Paterson for approx. £40-£60 per quarter. This includes maintenance of communal areas.

EPC Rating: B



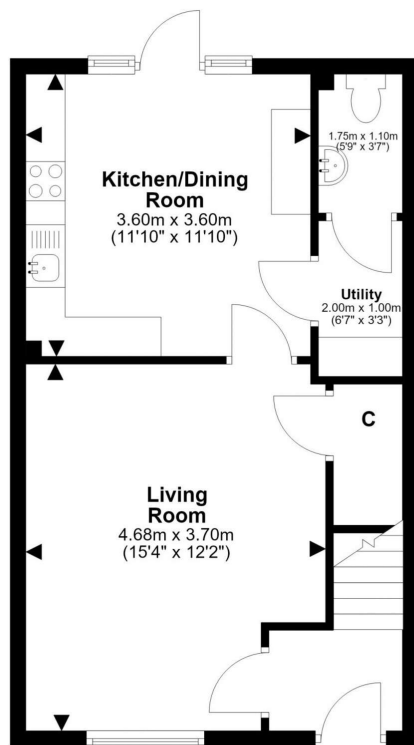
Location

Approximately 9 miles east of Edinburgh city centre, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks, to East Lothian's idyllic sandy coastline and its wealth of renowned golf courses. Wallyford also provides a quick and easy commute into Edinburgh thanks to the nearby A1. The village is well served by local amenities, with convenience stores, a post office, and eateries and now has it's own primary and secondary school within the development. 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. Wallyford has excellent public transport link with its own railway station on the Edinburgh - North Berwick line, a handy Park and Ride, and regular bus services. It also offers quick access to the City of Edinburgh Bypass for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.

Price and Viewing

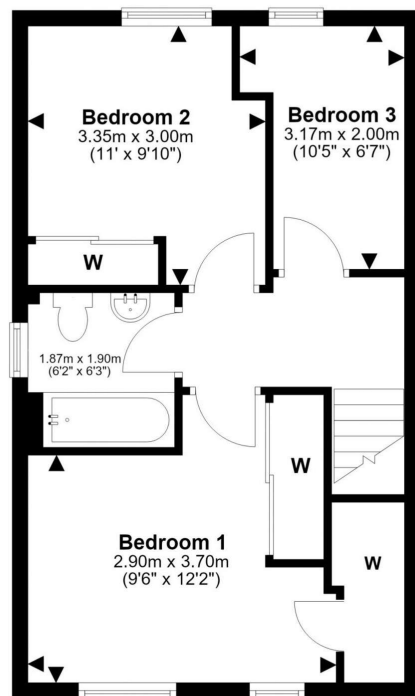
For price and viewing information or further details on this property please contact us on 0131 557 3188.



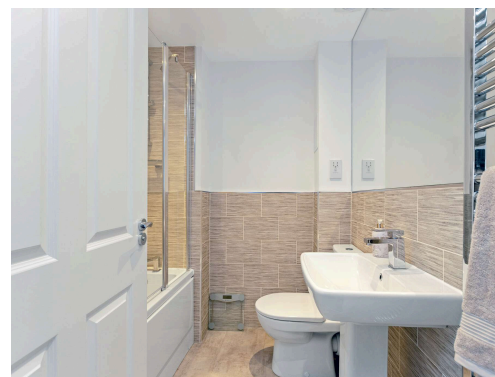


Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



First Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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