



51 CLEUGH RISE

WALLYFORD, MUSSELBURGH, EH21 8FJ



PROPERTY SUMMARY



Set within a modern development in Wallyford, this semi-detached home combines bright, well-planned interiors with a private garden and convenient driveway parking. Its flexible three-bedroom layout, utility room and principal en-suite make it an appealing choice for first-time buyers, couples and young families, with excellent practicality for everyday living. A hallway with a useful store cupboard and WC leads to a comfortable living room and a generous dining kitchen fitted with contemporary units. With space for family meals and direct access to the rear garden, the kitchen forms a practical hub of the home, while a utility room keeps laundry and household tasks neatly apart. Upstairs, the principal bedroom benefits from an en-suite shower room, alongside two further bedrooms and a family bathroom. Gas central heating and double glazing complete this modern home.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.





"The dining kitchen opens directly to the rear garden for easy everyday living."

FEATURES

- Contemporary semi-detached house over two floors
- Modern residential setting in Wallyford
- Hall with useful store cupboard and WC
- Bright living room
- Dining kitchen with space to dine and garden access
- Separate utility room
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Private rear garden
- Private drive for off-street parking
- Gas central heating and double glazing

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CLICK HERE
for a virtual tour of the property



"A three-bedroom semi-detached house with a private rear garden and drive."





WALLYFORD

Approximately nine 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 the county's idyllic sandy coastline and its wealth of renowned golf courses. Wallyford also provides a quick and easy commute into Edinburgh owing to the nearby A1. 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 schooling, primary education is provided locally, whilst secondary education is available in Musselburgh, including the renowned, independent Loretto School (which caters to both primary and secondary levels). 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.







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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



EPC
RATING

C

COUNCIL
TAX BAND

E