1 Krause Walk, Wallyford, EH21 8NW

Connor Malcolm



1 Krause Walk | Wallyford | EH21 8NW

Description

Stunning 3 bed semi detached villa with sleek, elegant interiors, and deluxe fixtures in true move in condition. The property is close to a good range of amenities and superb transport links, including waking distance to a train station. This comfortable home is a natural choice for a professional couple or family and comes with the added attraction of an enclosed rear garden.

- Hallway
- Living room
- Superbly appointed kitchen/dining room falling naturally into cooking and dining areas featuring patio doors to rear garden
- Utility room with adjoining WC
- Master bedroom with fitted wardrobes and en-suite
- Two further double bedrooms
- Bathroom featuring a contemporary three piece white suite
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Enclosed rear garden, offering an ideal space for outside entertaining and relaxation
- Residents parking

Extras

The fitted floor coverings, blinds, oven, gas hob, dishwasher, and fridge/freezer are included.

Factor

The development is factored by Hacking & Paterson for approx. £100 per annum according to the vendor. 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.





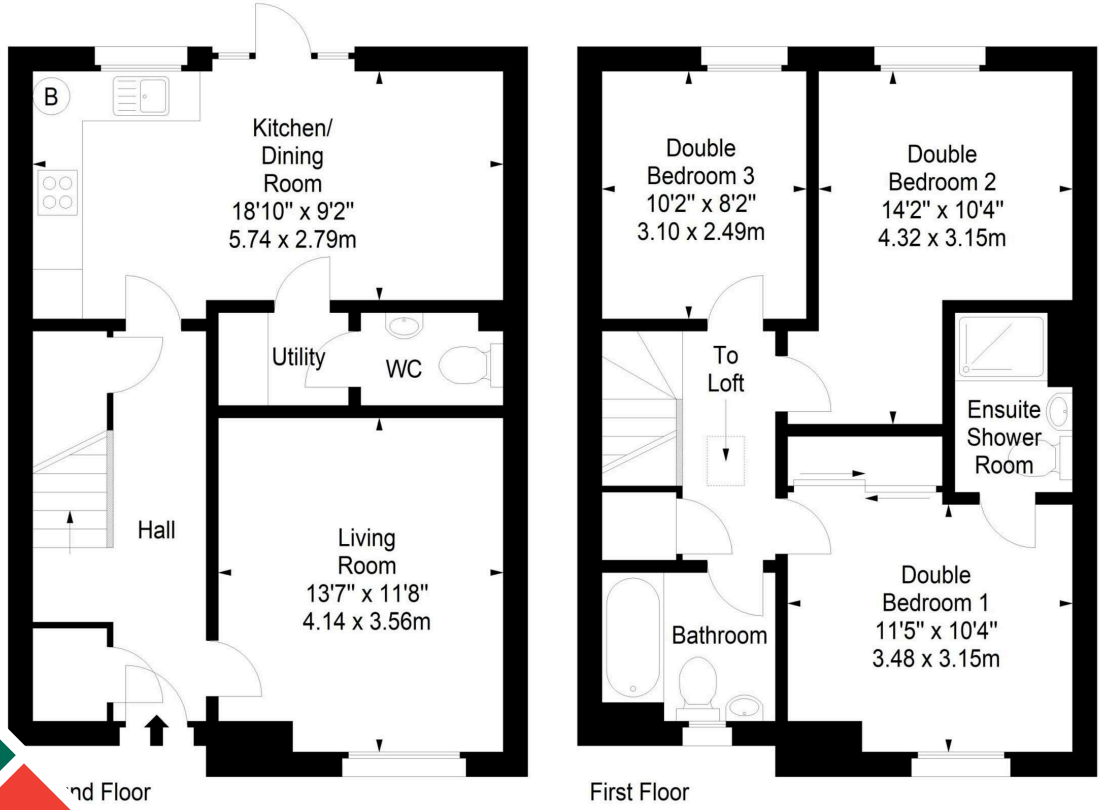




Krause Walk,
Wallyford,
East Lothian, EH21 8NW

SquareFoot

Approx. Gross Internal Area
1029 Sq Ft - 95.59 Sq M
For identification only. Not to scale.
© SquareFoot 2026









Connor Malcolm

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

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.

espc