

42 Auburn Locks, Wallyford, EH21 8FE



42 Auburn Locks | Wallyford | EH21 8FE

Description

Beautifully presented three bed end terraced villa commanding an enviable setting within a sought-after modern development, close to a good range of amenities and superb transport links, including a train station. This lovely home is presented in immaculate order throughout and offers comfortable, and light filled living space enhanced with contemporary interior which has the added attraction of a sizeable enclosed rear garden.

- Hallway
- Living room
- Superbly appointed, sleek kitchen/dining room with patio opening onto the rear garden
- Utility room with adjoining WC
- Two good sized double bedrooms, one with generous fitted storage
- Bedroom 3
- Bathroom featuring an impressive white suite with shower over the bath.
- Gas central heating and double glazing ensuring year-round comfort and efficiency
- Enclosed sunny rear garden laid mainly with lawn
- Ample residents parking

Extras

The fitted floor coverings, blinds, oven, hob, and cooker hood, are included.

Price and Viewing

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

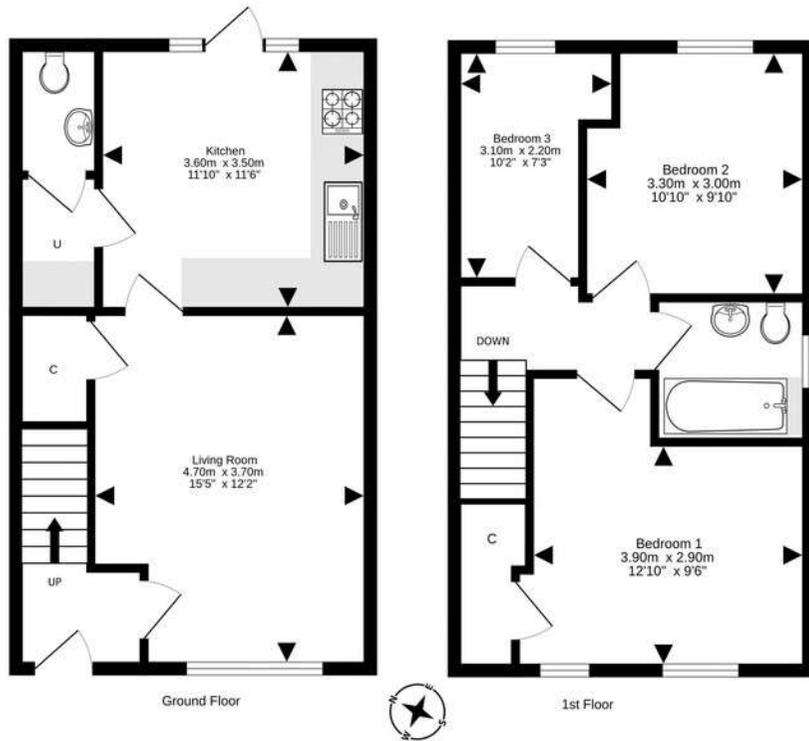


EPC Rating: C

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. 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 and secondary education is provided locally at Wallyford Primary School and Musselburgh Grammar however the new Rosehill High School which forms part of the Wallyford Learning Campus which is within walking distance has recently opened and is doing staggered entry each year. 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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

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