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53 Albert Place, Wallyford, Musselburgh, East Lothian, EH21 8LD

Well-Presented, Two-Bedroom, Upper Villa with Private Garden

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Property Description

Well-presented, two-bedroom, upper villa with a generous private garden. Set on a quiet residential street, located in Wallyford, by Musselburgh, to the east of Edinburgh city centre.

Comprises an entrance stairway, hall, living room, kitchen, two double bedrooms, and a shower room.

Highlights include contemporary flooring and décor, modern lighting, a fitted kitchen with appliances, and good storage provision. In addition, there is double glazing, gas central heating, and multiple TV points.

Externally, the property benefits from a generous enclosed garden to the rear, with a lawn, a patio area and a storage shed.

A welcoming entrance leads to the carpeted stairs leading to the hall, affording access throughout the property, including two convenient storage cupboards. Set to the front, with twin windows, a spacious living room is tastefully finished with laminate flooring, with features including plain coving, a wall-mount TV point and a press with shelves. Set off the living room, a stylish kitchen is fitted with modern units, stone effect worktops and matching upstands, with integrated appliances including a hob and oven.

Bedroom one is set to the rear with a side aspect window, and offers superb space for freestanding furniture, as well as a wall-mount TV point and laminate flooring; whilst bedroom two is set to the front, similarly well-finished, also with laminate flooring. Completing the accommodation, the shower room is fitted with a modern suite including an electric shower unit, partially tiled splash walls and a ladder-style radiator.

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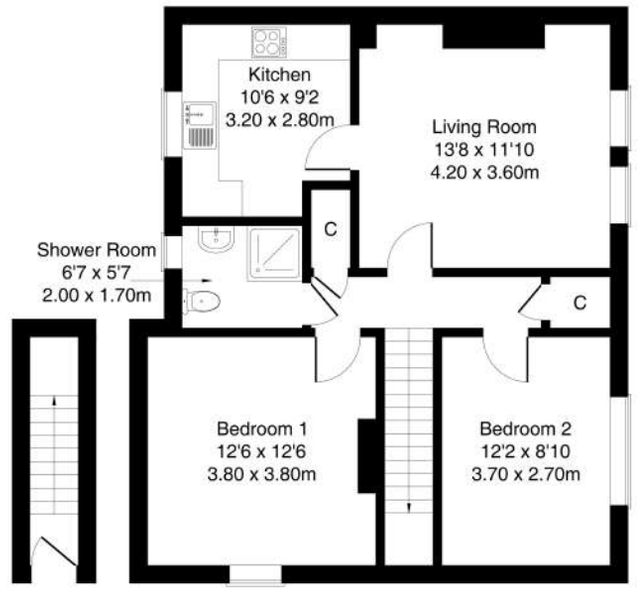
Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Wallyford is a popular commuting village located just off the A1, close to the historic town of Musselburgh. Wallyford itself has a selection of local shops, whilst Musselburgh offers a comprehensive range of amenities, including supermarkets, banking, building society and Post Office services. Fort Kinnaird and Straiton retail parks are also within easy reach and have an extensive range of major high-street names, restaurants and a multi-screen cinema. Wallyford is well-placed for access to the East Lothian coastline and many superb beaches, there is also a primary school, a railway station with a park & ride facility, and regular bus services are available from Salters Road.

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