



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**6 Harvester Road**  
Wallyford EH21 8GH

# 6 Harvester Road

Beautifully presented inside and out, this three bedroom semi-detached house forms part of a modern development in popular Wallyford. The property is conveniently positioned a short walk to both the local primary and secondary schools and is sure to appeal to a wealth of buyers.

On the ground floor is a welcoming hallway, with practical WC. Positioned to the rear and opening onto the garden, is a spacious lounge and dining room. There is a modern fitted kitchen with integrated appliances. Upstairs, are three bedrooms, with the master bedroom, enjoying a south-facing aspect and views towards Arthurs Seat and over the Firth of Forth. Completing the accommodation is an attractive three-piece bathroom.

## Property Summary

- Set in modern development, close to schools
- Semi-detached villa
- Lounge & dining room
- Modern fitted kitchen
- Practical downstairs WC
- Master bedroom
- Further two bedrooms
- Attractive three-piece bathroom
- Enclosed rear garden
- Gas central heating & double glazing
- EPC Rating - B | Council Tax Band - D







Beautifully  
presented  
three-bedroom  
family home





Externally; the enclosed rear garden is mainly laid to lawn with a small paved patio and has a garden shed  
To the front is a shared monobloc driveway and private driveway to the side of property.

Extras: all fitted floor coverings, standard pendant light fittings, garden shed and all integrated kitchen appliances will be included in the sale.

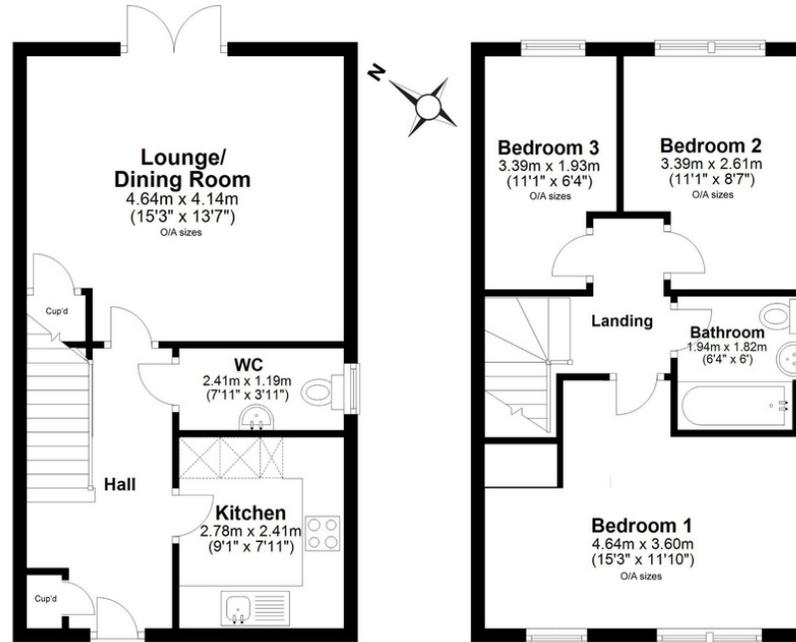
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**Ground Floor**  
Approx. 38.6 sq. metres (415.3 sq. feet)

**First Floor**  
Approx. 38.6 sq. metres (415.3 sq. feet)

Total area: approx. 77.2 sq. metres (830.6 sq. feet)



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**DISCLAIMER**

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

## Location



VIEWS OVER FIRTH OF FORTH

Wallyford sits on the eastern edge of Musselburgh, close to the Firth of Forth. Popular with commuters due to its own train station and easy access to the A1 and only approximately 10 miles from Edinburgh city centre. There are a small range of local amenities, with more being found in neighbouring Musselburgh. More extensive shopping is found at Fort Kinnaird Retail Park a 10 minute drive away. Musselburgh has a leisure centre with swimming pool and East Lothian is renowned for its beautiful beaches and golf courses with the excellent Royal Musselburgh on your door step, and the famous Muirfield a short drive down the coast. For a bit of culture, there is a two-week arts festival in early summer, The Three Harbours Festival. Wallyford now has its own primary and secondary school. Transport links, include regular bus services and Wallyford train station. The A1 is nearby for fast links into Edinburgh or the City bypass.