



9 Fa'Side Crescent
Wallyford, Musselburgh
EH21 8AH



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Property Summary

This three-bedroom semi-detached house is a bright and spacious residence, nestled at the end of a quiet cul-de-sac in popular Wallyford. The southwest-facing home features a well-appointed breakfasting kitchen and three-piece shower room, and it further boasts a wonderfully large rear garden. Whilst two of the bedrooms require cosmetic refurbishment, the home remains an excellent prospect that will appeal to families, first-time buyers, and commuting professionals alike.

Stepping inside, you are welcomed by a bright hall with built-in storage. On the left, the living room invites you to sit back and relax.



Features

- A spacious semi-detached house
- Cul-de-sac setting in Wallyford
- Entrance hall with built-in storage
- Southwest-facing living room
- Breakfasting kitchen with stone worktops
- Two double bedrooms
- One versatile bedroom/office
- Modern three-piece shower room
- Enclosed gardens to the front, side and rear
- Unrestricted on-street parking
- Gas central heating and double glazing



Southwest-facing living room

This space is well-proportioned for lounge furniture and it sees a flood of natural light from a southwest-facing picture window. The room is further brightened by the bold decoration which is paired with a wood-style floor.

Breakfasting kitchen with stone worktops





Sat adjacent to the living room, the kitchen has striking blue cabinets and solid stone worktops, offering excellent storage and workspace. It incorporates a single-person breakfast bar for morning coffee and includes a range of appliances (integrated induction hob, modern extractor, oven, and microwave combi oven, and freestanding fridge/freezer, dishwasher, and drinks fridge). Plumbing for a washer is available in the hall's cupboard and the kitchen.



A modern three-piece shower room interior. On the left is a walk-in shower enclosure with white marble-patterned walls, a black showerhead on a vertical bar, and a black control panel. To the right is a vanity unit with a white cabinet, a black countertop, and a black sink with a chrome faucet. Above the sink is a window with a white frame and a frosted glass panel. To the right of the window is a large mirror reflecting the room. On the wall to the left of the window is a three-tiered glass shelf holding toiletries. To the right of the window is a white soap dispenser and a blue toothbrush holder. A potted snake plant in a white ceramic pot sits on the right side of the countertop. The floor is dark grey.

Modern three-piece shower room

A modern shower room, with a walk-in shower enclosure, completes the ground floor.

Three bedrooms on the first floor

On the first floor, a naturally-lit landing brings extra light into the home before connecting to the three bedrooms.



The principal bedroom





The principal and second bedrooms are both doubles, whilst the third bedroom is a versatile space that could work equally well as an office. Gas central heating and double glazing ensure year-round comfort.



Gardens & parking

Outside, the property is flanked by mature gardens that are enclosed to the front, side and rear. The former adds kerb appeal, whilst the side and rear garden offer a substantial footprint that is predominantly laid to lawn, ensuring homeowners have all the garden space they need. Parking on Fa'Side Crescent is on street and unrestricted.







Wallyford, East Lothian

Approximately 9 miles east of Edinburgh city centre, with excellent commuting links, 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. 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 boasts excellent public transport links, with its own railway station on the Edinburgh – North Berwick line, a handy Park and Ride facility, and regular bus services. It also offers quick access to the A1 and the City of Edinburgh Bypass - ideal for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.

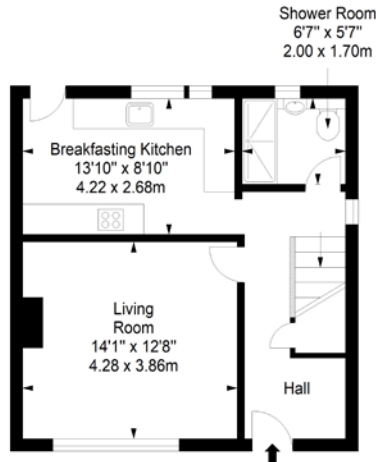
Floorplan



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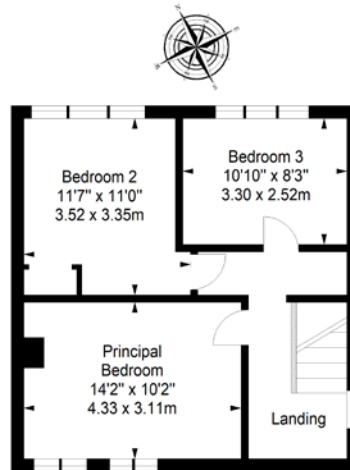
Ground Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



Total area: approx. 86.4 sq. metres (930.0 sq. feet)

EPC Rating - D | Council tax band - C | Home report Value - £200,000

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, fridge/freezer, dishwasher, and drinks fridge to be included in the sale.

Price & Viewings

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www.watermans.co.uk

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