



9 Fa'side Avenue Court

Wallyford, East Lothian, EH21 8BT

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This end-terrace house is tucked in a quiet cul-de-sac within an established residential area of Wallyford and offers a large reception room, a kitchen, two double bedrooms, and a bathroom, all beautifully presented with contemporary fixtures and fittings and stylish décor throughout. Externally, the house is accompanied by low-maintenance front, side, and rear gardens, and it benefits from access to unrestricted on-street parking.

You are welcomed into the home by a hallway area with storage, enjoying an open-plan layout with the living area. Here, ample space is provided for configurations of both lounge and dining furniture, and the room is filled with natural light through dual-aspect windows, one of which is south-facing. The space is neutrally decorated, with wood-accent wall features, and fitted with warm oak-styled flooring. In the conveniently adjoining kitchen, glossy contemporary cabinetry is supplemented by a wood waterfall worktop, splashback panels, and a full complement of neatly integrated appliances. These comprise an oven, an induction hob, an extractor hood, a fridge/freezer, and a dishwasher. The kitchen also affords access to the garden and is supplemented by a utility cupboard with space and plumbing for a washing machine.

Features

- End-terrace house in Wallyford
- Beautifully presented, contemporary interiors
- Entrance hall area with built-in storage
- Generous, dual-aspect living/dining room
- Contemporary, fully integrated kitchen
- Two double bedrooms with built-in wardrobes
- Stylish bathroom with rainfall shower-over-bath
- Low-maintenance front, side, and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- Freehold Property
- EPC Rating - C
- Council Tax Band - B

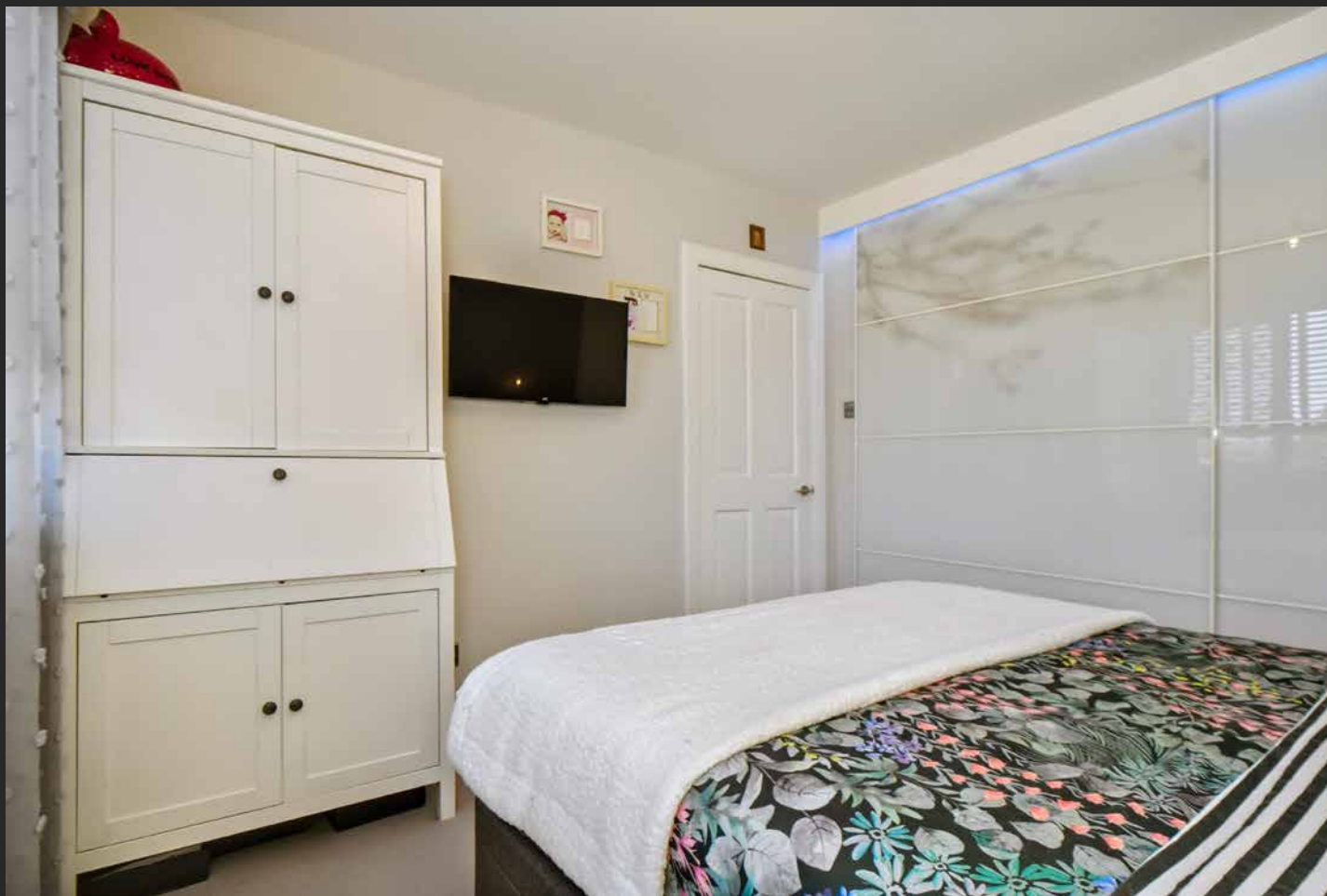




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Upstairs on the first floor, a landing leads to two double bedrooms and a bathroom. The bedrooms are both good-sized doubles, with floorspace for furniture maximised by large built-in wardrobes. One of the sleeping areas further enjoys a sunny south-facing aspect. Finally, the bathroom comprises a bath with a rainfall showerhead, handset, and glazed screen, a WC-suite, and wall-mounted storage, all enveloped by attractive tiling. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is complemented by front, side, and rear gardens, featuring neat lawns and a large patio, ideal for outdoor dining furniture and barbecues. There is also a shed for outdoor storage. Unrestricted on-street parking can be found at the front of the property.

Extras: All fitted floor coverings, made-to-measure window blinds, light fittings, and integrated kitchen appliances will be included in the sale.

Wallyford, East Lothian

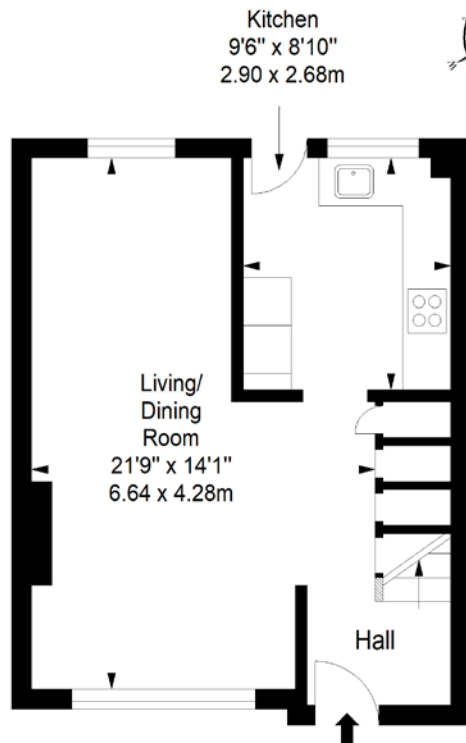
Approximately 9 miles east of Edinburgh city centre, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks, to East Lothian's idyllic sandy coastline and its wealth of renowned golf courses. Wallyford also provides a quick and 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. Primary education is provided locally, with the village benefiting from a recently opened second primary school, whilst secondary education is available in Musselburgh, including the renowned, independent Loretto School (which caters to both primary and secondary levels). Wallyford has excellent public transport links 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.



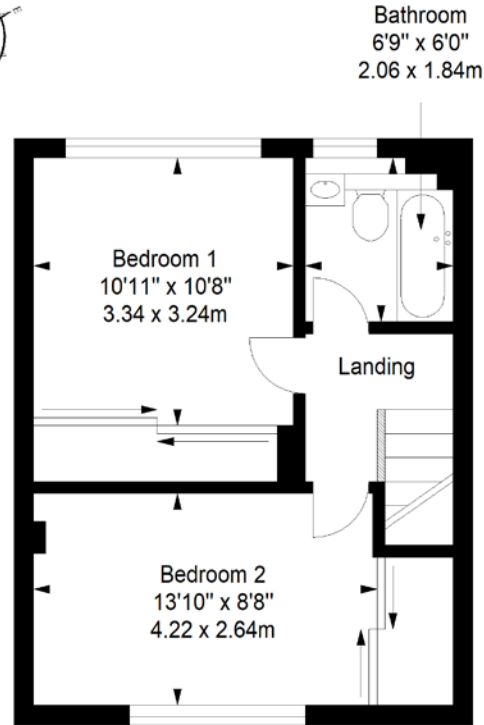


Floorplan

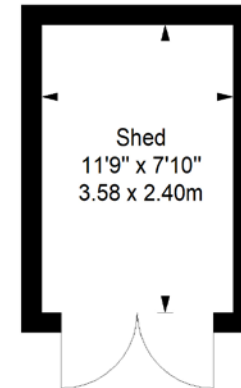
Ground Floor
Approx. 35.3 sq. metres (380.0 sq. feet)



First Floor
Approx. 36.0 sq. metres (387.5 sq. feet)



Shed
Approx. 8.6 sq. metres (92.6 sq. feet)



Total area: approx. 79.9 sq. metres (860.1 sq. feet)

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