



22 Wallace Avenue, Wallyford,
Musselburgh, East Lothian, EH21 8BZ



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Forming part of a modern development is this most attractive semi-detached house offering bright and spacious family accommodation. The house has gas central heating and double glazed windows along with a driveway and spacious rear garden.

The accommodation includes an entrance vestibule with WC with 2 piece suite and window to front. The good sized lounge has a window to the front and an under stairs storage cupboard. With a window and French style doors leading to the rear garden, the dining kitchen has been upgraded with modern base and wall units with oven, hob, fridge/freezer, dishwasher and washer/drier to remain. Upstairs there is a cupboard on the landing and 3 bedrooms, 2 of which have a fitted wardrobe and the master has an en suite shower room. The bathroom completes the accommodation and is fitted with a 3 piece white suite with shower over the bath.

Externally there is a good sized rear garden which is fully enclosed and mainly laid to lawn with patio area.

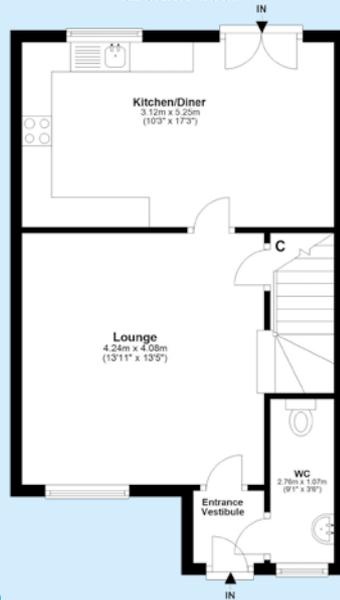
Early viewing is essential to fully appreciate this lovely, well-proportioned family home.

Area Description

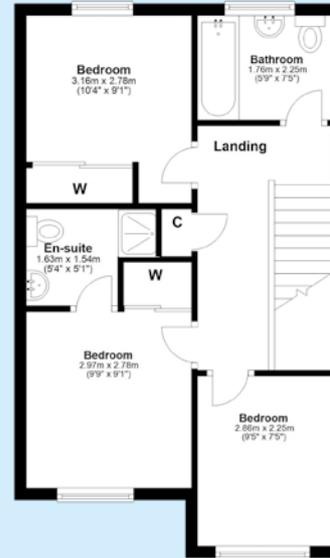
The village has a selection of local shops and takeaways whilst Musselburgh has a wide range of shops and restaurants. Commuting to Edinburgh is very accessible with the A1 close by and the village is well served by regular bus and rail services.



Ground floor



First floor



Accommodation

Lounge:	4.24m x 4.1m	(13'11" x 13'5")
Dining Kitchen:	5.26m x 3.12m	(17'3" x 10'3")
Cloakroom:	2.77m x 1.07m	(9'1" x 3'6")
Bedroom 1:	2.97m x 2.77m	(9'9" x 9'1")
En suite shower room:	1.63m x 1.55m	(5'4" x 5'1")
Bedroom 2:	3.15m x 2.77m	(10'4" x 9'1")
Bedroom 3:	2.87m x 2.26m	(9'5" x 7'5")
Bathroom:	1.75m x 2.26m	(5'9" x 7'5")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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