Harper Macleod LLP
Estate Agents & Solicitors







Fixed price £270,000

4 Auburn Locks, Wallyford, Musselburgh, EH21 8FE

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Beautifully presented Three Bedroom Terraced House With Delightful Garden

A beautifully presented three-bedroom terraced house set in a smart development on the edge of Wallyford benefitting from modern living space, a delightful west-facing garden and good commuter links.

Contemporary Terraced House; Entrance Hall; Stylish Living Room; Generous Dining Kitchen; Three Bedrooms; Family Bathroom; Guest WC; Double-Glazed; Gas Central Heating; West-Facing Rear Garden with Deck.

ACCOMMODATION (WIDEST POINTS)

Living room	12'7" 10'4" (3.86 3.15)
Dining Kitchen	16'4" x 9'6" (5.0 x 2.90)
Bedroom 1	14'2" x 10'7" (4.32 x 3.25)
Bedroom 2	10'9" x 9'6" (3.28 x 2.90)
Bedroom 3	9'8" x 6'7" (2.97 x 2.03)

LOCATION

Located approximately 9 miles east of Edinburgh City Centre and 3 miles south of Musselburgh, Auburn Locks is a modern development of smart homes, on the fringe of the East Lothian village of Wallyford. The village offers a range of local amenities including shops and takeaways, whilst the more extensive facilities of Musselburgh are within easy reach. The wide selection of shops and entertainments of Fort Kinnaird are also easily accessible as are the renowned beaches and golf courses of the East Lothian coast. Wallyford Station is under a mile away and offers regular links right into the heart of the capital, whilst the motorist benefits from proximity to the A1(M), which in turn connects to The City Bypass, M8 and M9.

EXTRAS

White Goods included in the Sale

EPC RATING

B

VIEWING

Viewing by appointment only Telephone: 0131 554 6244











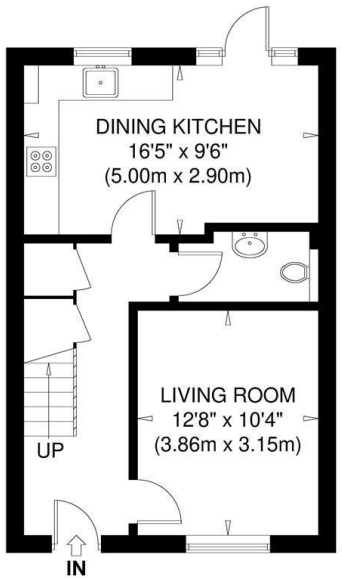




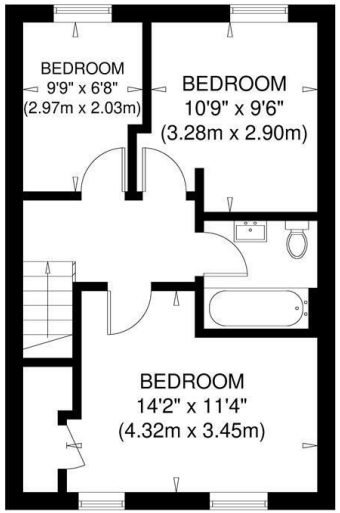








GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 40.6 SQ M / 437 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 40.6 SQ M / 437 SQ FT



AUBURN LOCKS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 81.2 SQ M / 874 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.