

54 Albert Place

WALLYFORD, MUSSELBURGH, EH21 8LG



*TWO BEDROOM END TERRACE
HOUSE IN WALLYFORD*



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Introducing this charming 2-bedroom end-terrace house nestled in the heart of Albert Place, Wallyford. Upon entry through the arch, you're welcomed into a spacious living room, perfect for relaxing and entertaining alike. Continuing down the hallway, the well-appointed kitchen awaits, boasting an electric hob and ample countertop space. The kitchen seamlessly flows into an open-plan dining area, ideal for family meals or hosting gatherings. Double doors offer access from the dining room to the large rear garden, while a separate door provides convenient access from the kitchen.

Upstairs, you'll find two generously sized double bedrooms, each featuring built-in storage to maximize space and organization. Completing this level is a modern three-piece bathroom suite, offering both style and functionality.

Outside, the property boasts a substantial rear garden featuring a decked section, paving stones, and a lush grass area, providing a serene outdoor retreat for relaxation and recreation.







Bedroom 1

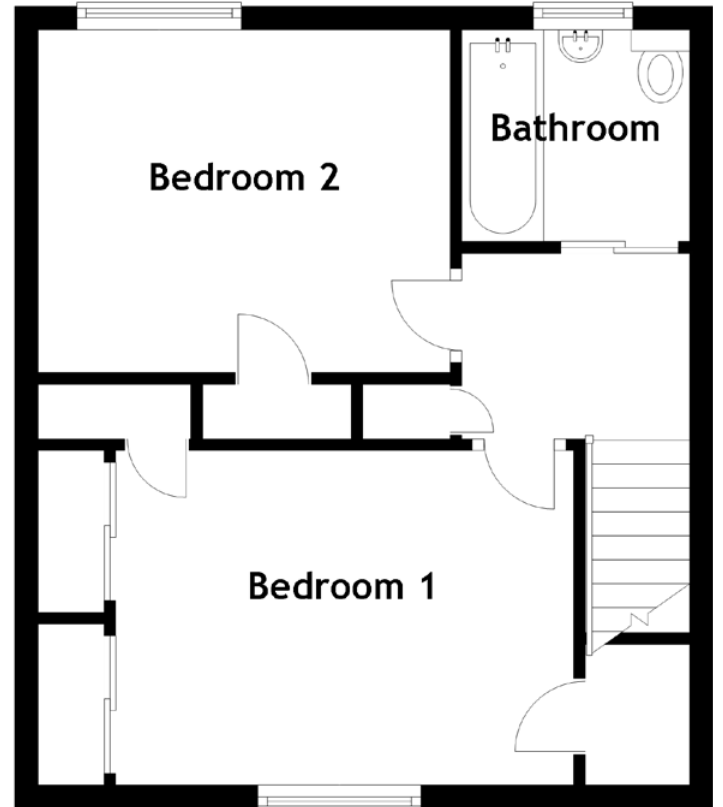
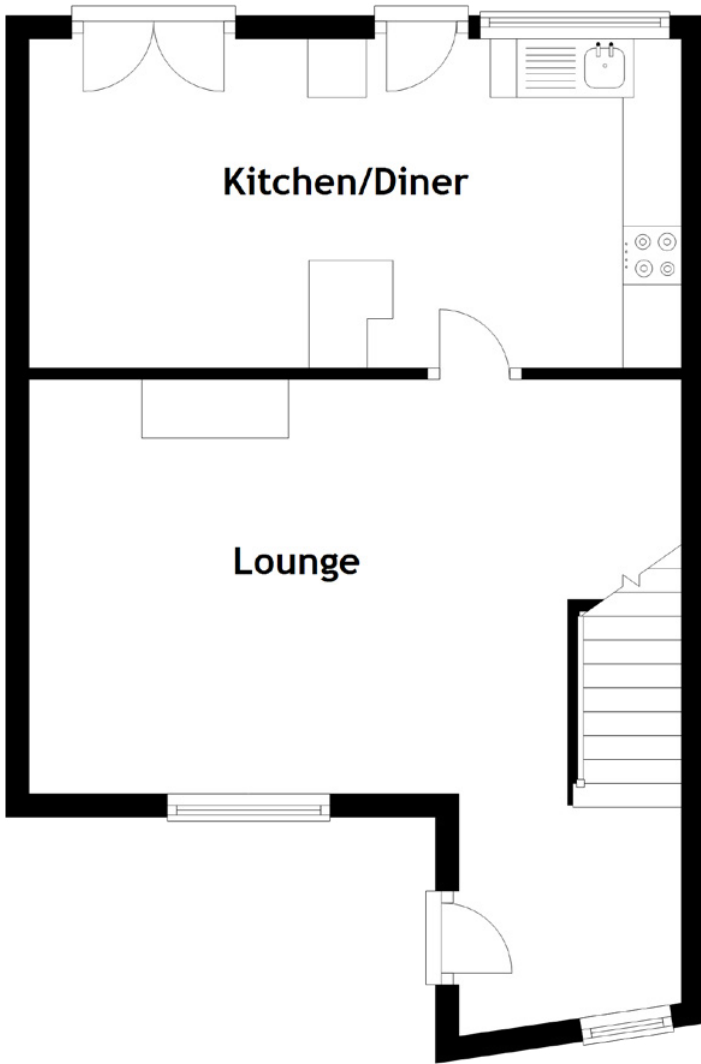




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.54m (11'7")
Kitchen/Diner	5.57m (18'3") x 2.81m (9'3")
Bedroom 1	3.91m (12'10") x 2.86m (9'4")
Bedroom 2	3.52m (11'7") x 2.93m (9'7")
Bathroom	1.95m (6'5") x 1.81m (5'11")

Gross internal floor area (m²): 78m²

EPC Rating: D

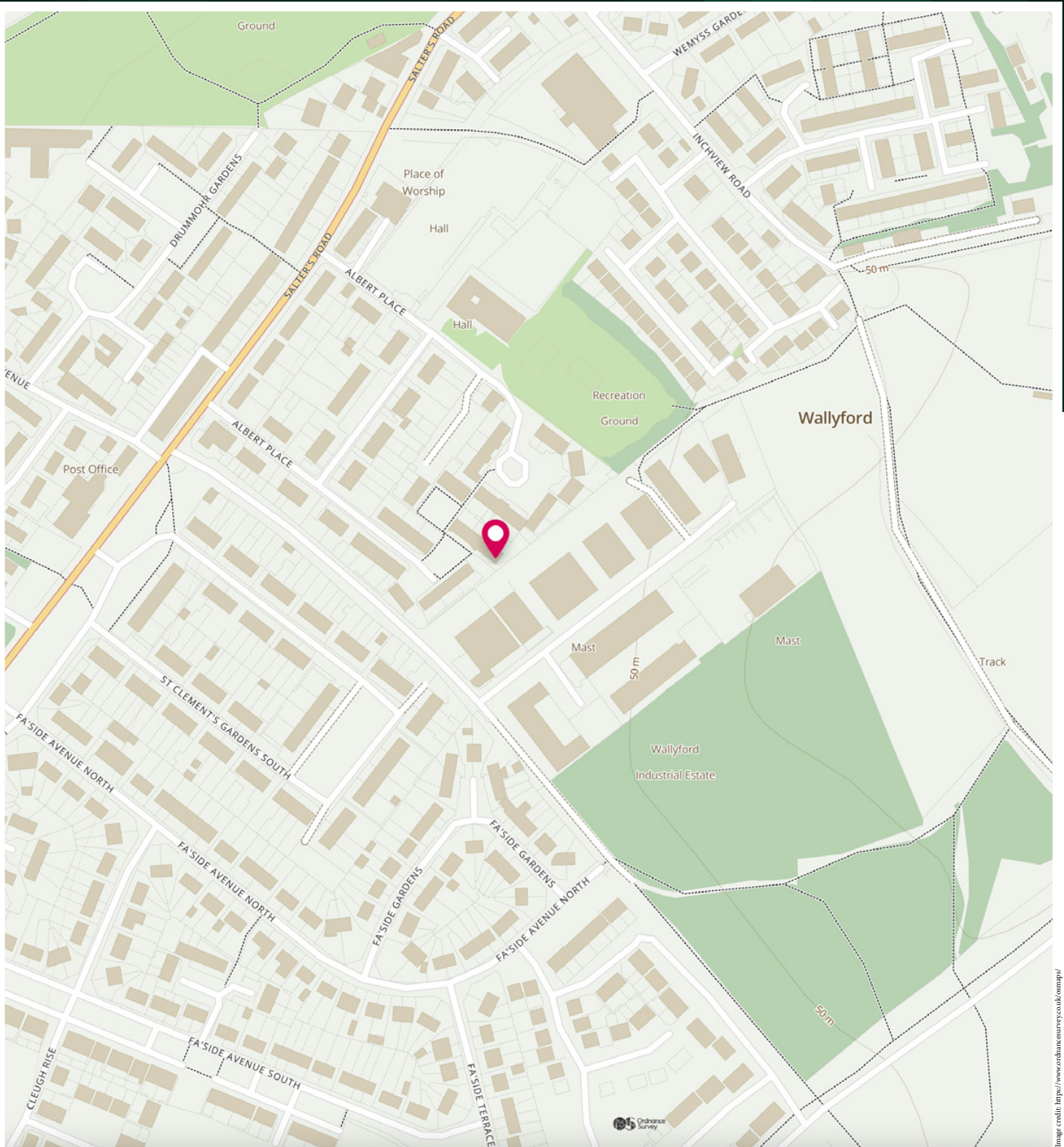




Wallyford is situated only two miles south east of Musselburgh and immediately adjacent to the A1. It is surrounded by open countryside and provides pleasant walkways and cycle tracks.

Straddling the A6094 Wallyford has become a popular commuter base with its own railway station linking quickly and easily with Edinburgh City Centre and surrounding towns and villages. Additionally a new park and ride facility has added to the regular connections for commuters.

There is a primary school, post office and local shops. A wider range of facilities including secondary schools and an excellent choice of shops and services are available in nearby Musselburgh plus further "High Street" retail units available at Fort Kinnaird Retail Park in Newcraighall.



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