



26 Inchview Crescent, Wallyford, EH21 8LR



*Spacious Mid Terraced Villa / Part of Cul-De-Sac Setting / Close to Local Amenities / Requires Complete Modernisation and Upgrading / Excellent Potential for Family Home*

*The Accommodation Comprises: Entrance Hallway, Sitting Room/Dining Room, Kitchen/Door to Rear Garden, Three Double Bedrooms and Bathroom*

*Double Glazing, Private Gardens Front and Rear, On Street Parking*

*N.B. The Property will be Sold as Seen*

**HOME REPORT AVAILABLE**

**OFFERS AROUND £115,000**

**£10,000 BELOW HOME REPORT VALUATION**

**Viewings**

By appointment through Neilsons Property Department  
(0131 625 2222).

## PROPERTY DESCRIPTION

This spacious mid terraced villa forms part of a cul-de-sac setting within the small popular town of Wallyford. The property is within a short walk of Wallyford Railway Station and close to day to day shopping requirements. Musselburgh is a short drive from the property providing further shopping requirements and there is a good public transport services which travels to many surrounding towns and Edinburgh. The property which requires complete modernisation and upgrading has excellent potential to create a lovely family home.

The accommodation comprises; entrance hallway, sitting room/dining room with fireplace housing the open fire, kitchen with door to the rear garden, three double bedrooms and bathroom. The property benefits from double glazing.

## LOCATION

Inchview Gardens is located in Wallyford, East Lothian, on the outskirts of Edinburgh. With 40 miles of coastline from Musselburgh to Dunbar there are countless golden beaches to explore. Amongst other popular attractions are the Myreton Motor Museum, the Museum of Flight, the Scottish Seabird Centre as well as many castles, picturesque villages and golf courses. The local primary school and Musselburgh Grammar Secondary School are both close by. Many other local amenities can be found in Musselburgh, which is a short distance from Wallyford. Fort Kinnaird offers excellent customer choice, an Odeon cinema and Tenpin bowling are complimented by several restaurants, as well as a bank and many top high street retailers.

## ACCOMMODATION

### ENTRANCE HALLWAY

Entered by way of a solid wood door with glazed side panel into hallway. Under stairs storage cupboard. Access to sitting room & kitchen.

### SITTING ROOM/DINING ROOM

**(22' x 12'2" approx) (6.71m x 3.70m approx)**

A generously proportioned public room located with windows to the front and rear of the property. Fireplace with stone hearth and housing the open fire. Power points.

## KITCHEN

**(10' x 8'7" approx) (3.02m x 2.57m approx)**

Requiring complete upgrading this kitchen is fitted with wall and base units with work surface housing the stainless steel sink unit. Located with window and door to the rear garden.

## UPPER HALL

Staircase gives access to the upper hall. Access hatch to loft storage. Power point.

## BEDROOM

**(14'4" x 10'2" approx) (4.37m x 3.18m approx)**

Located with window to the rear of the property. Power points.

## BEDROOM

**(12'2" x 9'7" approx) (3.72m x 2.93m approx)**

Located with window to the rear of the property. Storage cupboard. Power points.

## BEDROOM

**(15'4" x 9'7" approx) (4.68m x 2.94m approx)**

Located with window to the front of the property. Three cupboards all providing good storage. Power points.

## BATHROOM

**(6'6" x 5'11" approx) (1.99m x 1.82m approx)**

Requiring complete upgrading this bathroom comprises three piece suite. Located with opaque window to the rear of the property.

## GARDENS & PARKING

There are private gardens located to the front and rear of the property. On-street parking can be found to the front of the property.

## VIEWING

By appointment telephone Neilsons Property Department (0131 625 2222).

**NB. The property will be sold as seen**

## OFFERS:

**Neilsons Solicitors, 162 St John's Road, Edinburgh EH12 8AZ**

**TEL: 0131 625 2222 . FAX: 0131 476 0448**

**DM/KW**

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.