



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**17 Castle Rise**  
Wallyford EH21 8ES

# 17 Castle Rise

Set with-in a peaceful cul-de-sac on a new development in the small East Lothian village of Wallyford, this three bedroom semi-detached villa, is perfectly placed for an easy commute into the city by way of Wallyford train station or the A1 which passes close by. The beautiful beaches of East Lothian are on the door step and neighbouring Musselburgh offers a wealth of amenities.

This lovely home is set back behind a neat front garden and driveway and benefits from an integral garage. Downstairs, consists of a practical WC, a living/dining room and a good sized fitted kitchen, which gives direct access to the rear garden. Upstairs, offers an attractive master bedroom, which enjoys a bright en-suite shower room. There are two further double bedrooms, which share a stylish three-piece bathroom, fitted with an over-bath shower.

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## Property Summary

- Tranquil setting with-in modern cul-de-sac development
- Semi-detached house
- Living and dining room
- Modern fitted kitchen
- Practical downstairs WC
- Master bedroom with en-suite shower room
- Further two bedrooms
- Attractive three-piece bathroom
- Integral garage
- Gas central heating & double glazing
- EPC Rating - C | Council Tax Band - E







Lovely, three  
bedroom, two  
bathroom home,  
with  
integral garage





The property further benefits from floored attic space, driveway, integral garage, front garden and enclosed rear garden. The rear garden is mainly laid to lawn, with a paved patio seating area, next to the house and decked area at the rear of the garden.

Extras: all fitted floor coverings, standard light fittings, window coverings, gas hob, built-in oven and chimney hood, will be included in the sale.

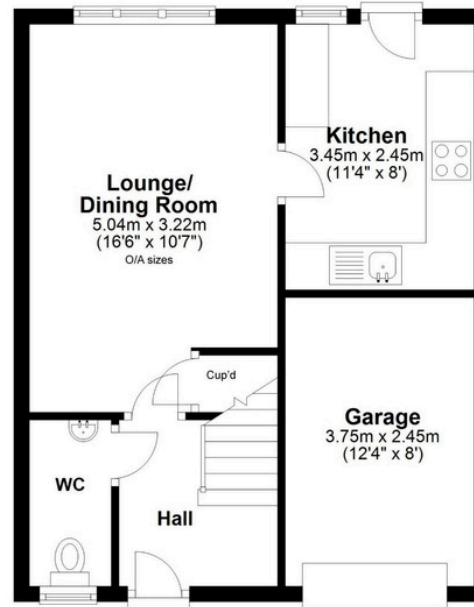
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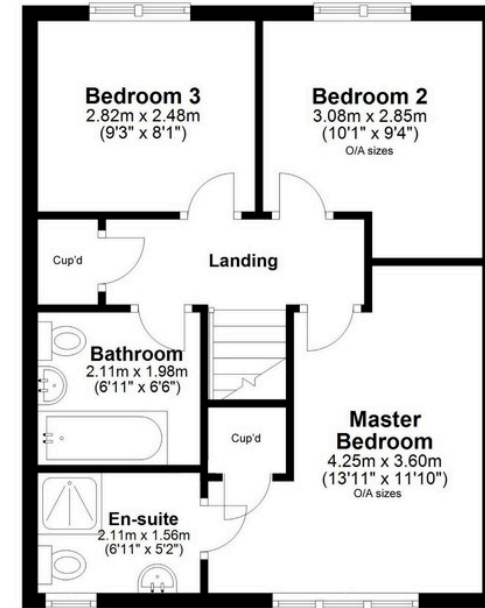
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**Ground Floor**  
Approx. 32.3 sq. metres (347.7 sq. feet)



**First Floor**  
Approx. 42.9 sq. metres (461.4 sq. feet)



Total area: approx. 75.2 sq. metres (809.1 sq. feet)  
( Excluding Garage )

**CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location

Wallyford sits on the eastern edge of Musselburgh, close to the Firth of Forth. Popular with commuters due to its own train station and easy access to the A1 and only approximately 10 miles from Edinburgh city centre. There are a small range of local amenities, with more being found in neighbouring Mussulburgh. More extensive shopping is found at Fort Kinnaird Retail Park a 10 minute drive away. Musselburgh has a leisure centre with swimming pool and East Lothian is renowned for its beautiful beaches and golf courses with the excellent Royal Musselburgh on your door step, and the famous Muirfield a short drive down the coast. For a bit of culture, there is a two-week arts festival in early summer, The Three Harbours Festival. Wallyford now has its own primary and secondary school. There are also, regular bus services.