



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1308 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





# DESCRIPTION

## Stunning 4-Bedroom Detached Family Home – Wallyford

Occupying one of the most desirable plots within a sought-after modern development, this beautifully presented four-bedroom detached home boasts uninterrupted open views and a fully landscaped private rear garden. Finished to a high standard throughout and offering generous, versatile living space, it is perfectly suited to both growing families and professionals.

This superb home combines modern comfort with enviable outdoor space and a prime position within the development. A rare opportunity not to be missed.

Accommodation comprises:

- A welcoming entrance hallway, setting the tone for the stylish interior within
- Bright and spacious front-facing lounge with a feature fireplace — an inviting space to relax and unwind
- Convenient ground floor WC
- Impressive open-plan kitchen/dining room with integrated appliances (including a wine fridge) and patio doors opening onto the private rear garden
- Practical utility cupboard, discreetly accommodating laundry and storage
- Elegant principal bedroom to the rear, complete with fitted wardrobes, a contemporary en-suite shower room, and lovely open views towards the nearby castle
- Second double bedroom with built-in wardrobes
- Third generously proportioned double bedroom
- Fourth bedroom, ideal as a home office or nursery
- Modern family bathroom, stylishly appointed with a separate shower cubicle
- Monoblocked double driveway and single garage
- Fully enclosed, landscaped rear garden — a private haven, ideal for outdoor entertaining and family life

Viewings by appointment with Gibson Estate Agents



# Location

Wallyford is situated only two miles south east of Musselburgh and immediately adjacent to the A1. The village has become a popular commuter base with its own railway station linking quickly and easily with Edinburgh City Centre (10 mins) and surrounding towns and villages as well as a park and ride facility and excellent bus service . There is a primary school, post office, local shops and take-aways. A wider range of facilities including secondary schools and an excellent choice of shops and services are available in nearby Musselburgh plus the shopping complex at Fort Kinnaird provides an extensive range of High Street retail shops. The high school is built and functional offering a brand new gym. Multiple units are being built between the High school and primary school which will include a local shop for groceries.

