



DESCRIPTION

A Fantastic Opportunity in Wallyford, East Lothian

A fantastic opportunity for first-time buyers or those looking for their next family home, this modern three-bedroom detached property offers stylish living in a highly sought-after and well-connected location. Situated in the popular Wallyford area, the home is perfectly placed for commuting to Edinburgh while enjoying all the benefits of East Lothian living.

The accommodation comprises:

- Welcoming entrance hallway
- Bright front-facing lounge
- Stylish WC
- Modern kitchen/diner with French doors leading to the rear garden
- Primary bedroom with en-suite and fully fitted wardrobes
- Spacious second bedroom with fitted wardrobes
- Further third bedroom
- Family bathroom with shower over bath

Outside, the property features a private enclosed rear garden, perfect for relaxing or entertaining, and a two-car driveway providing convenient off-street parking.

This superb home combines modern comfort, great transport links, and a family-friendly setting, making it the perfect choice for buyers looking to put down roots in Wallyford.



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. 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. There are plans afoot for the construction of a new high school in Wallyford.

