

11 Harvey Avenue, Wallyford, EH21 8FA



Description

Fabulous detached villa, occupying an enviable position on this sought after development enjoying an extremely convenient location, close to a wide range of amenities and super transport links. This stunning home is a natural choice for a professional couple or family and offers spacious and light filled living space over two floors presented to the market in beautiful order throughout and comes with the attraction of an enclosed south-west facing rear garden - perfect for outside entertaining.

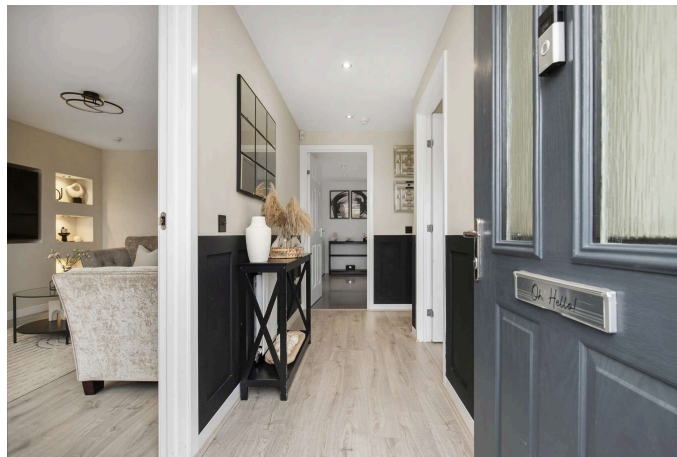
- Welcoming reception hallway
- Spacious living room with bespoke media wall
- Well equipped, sleek kitchen open plan to dining with French doors to rear garden
- Family/play room
- Generous master bedroom with fitted wardrobes and en-suite
- Three further double bedrooms
- Principal bathroom consisting of a contemporary three-piece white suite
- Gas central heating and double glazing
- Private gardens to front and rear
- Driveway

Factor

The development is factored by Hacking and Patterson for the upkeep of the ground maintenance and active play park whilst RMG Scotland factor look after the general maintenance and landscaping of communal grounds. The cost combined is approx. £70 per quarter.

Extras

The fitted carpets, blinds, induction hob, oven, cooker hood, washing machine, dishwasher and fridge/freezer are included.



Location

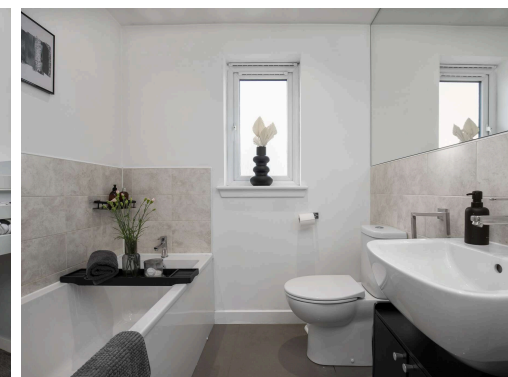
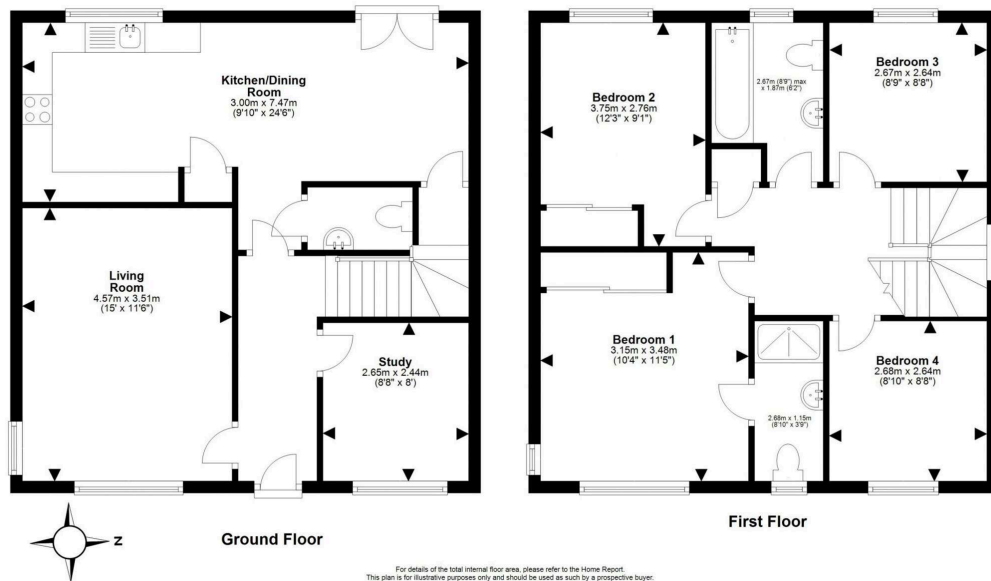
Approximately 9 miles east of Edinburgh city centre, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks, to East Lothian's idyllic sandy coastline and its wealth of renowned golf courses. Wallyford also provides a quick and easy commute into Edinburgh thanks to the nearby A1. The village is well served by local amenities, with convenience stores, a post office, and eateries and now has it's own primary and secondary school within the development. Further shops, supermarkets, pubs, and cafes can also be enjoyed in the thriving coastal town of Musselburgh, which is only two miles away. More extensive shopping and leisure facilities are on offer at nearby Fort Kinnaird Retail Park as well. Wallyford has excellent public transport link with its own railway station on the Edinburgh - North Berwick line, a handy Park and Ride, and regular bus services. It also offers quick access to the City of Edinburgh Bypass for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: B





1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

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