

28 Wallace Avenue, Wallyford, EH21 8BZ



Description

A rare opportunity has arisen to acquire a superb detached villa, of immense appeal boasting an enclosed south-facing rear garden and garage with ample off-street parking. Commanding a enviable cul-de-sac quietly tucked away on a lane shared with one other property and set within a sought-after mature development, this perfectly proportioned home is a natural choice for a professional couple or family and offers comfortable, and light filled living space enhanced with contemporary interior.

- Hall with cloak room/WC
- Extremely spacious living room
- Beautifully appointed kitchen/dining with ultra-modern, sleek design featuring a quartz worktop and boiling hot water tap
- Master bedroom with fitted storage and en-suite shower room
- Three further bedrooms, all with fitted wardrobes
- Family bathroom featuring a white suite
- Gas central heating and double glazing
- Floored attic
- Private gardens to the front front and rear
- Long driveway leading to a single garage which gives direct access to rear garden

Extras

The fitted floor coverings, blinds, double oven, hob, cooker hood, and dishwasher are included.

EPC Rating: C

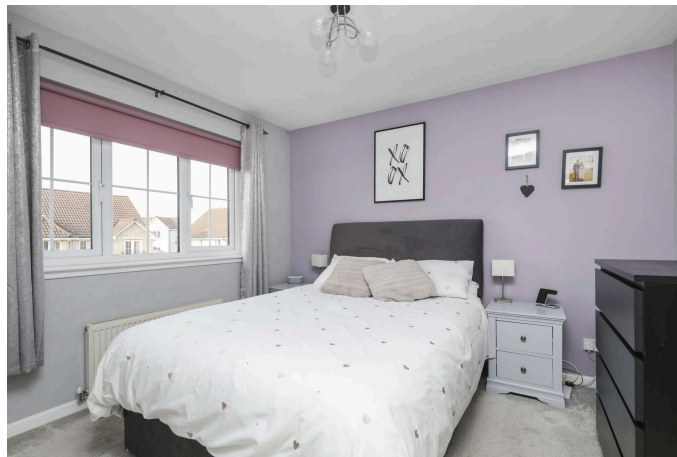
Price and Viewing

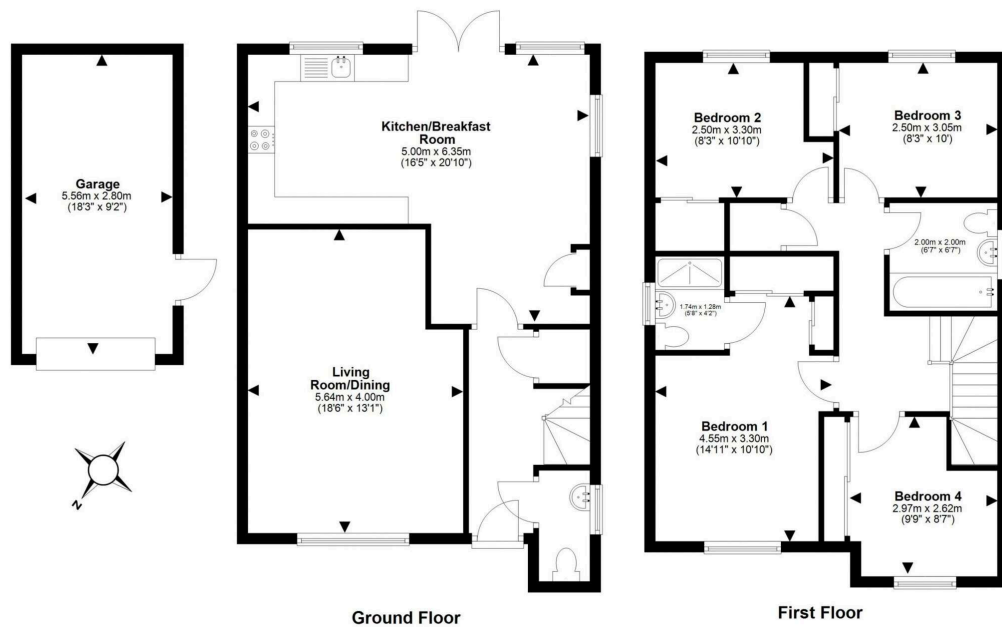
For price and viewing information or further details on this property please contact us on 0131 557 3188.



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. 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.





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.

espc