



35 PARK DRIVE

Wallyford, East Lothian, EH21 8DA



1

Public Room



4

Bedrooms



3

Bathroom



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Forming part of a modern development in Wallyford, this detached house offers spacious accommodation over three floors, including a reception room, a large dining kitchen, four bedrooms, two en-suite shower rooms, a family bathroom, and a separate WC, all well-presented with attractive modern interiors. The house is accompanied by a south-facing garden, two sheds, a garage, and a driveway.

Wallyford is home to good everyday amenities, such as convenience stores, a primary school, a newly built high school, transport links (including a train station), and green space. Neighbouring Musselburgh is home to more extensive amenities, with Fort Kinnaird and the city also easily accessible.







C
EPC
RATING

F
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Detached house in Wallyford
- Part of a modern development
- Entrance hall with WC
- Spacious living room
- Large dining kitchen with French doors onto garden
- Principal bedroom with built-in wardrobes, adjoining study/snug, and en-suite shower room
- Second double bedroom with built-in wardrobes and en-suite
- Two further bedrooms with storage
- Bright three-piece bathroom
- South-facing rear garden with two sheds
- Detached garage and private driveway







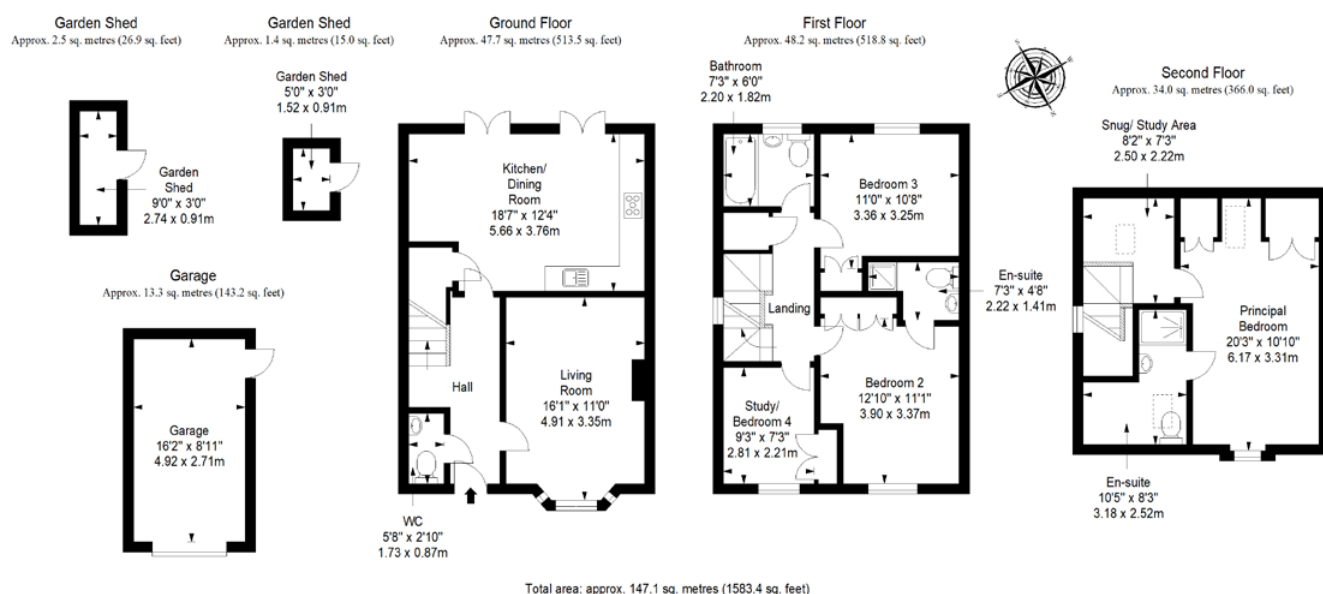
Extras: Integrated kitchen appliances comprising a double oven, hob, extractor hood, washing machine and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Factor: There is a factoring agreement in place with James Gibb Residential Factors. The yearly charge is around £150.



WALLYFORD

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. 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. For schooling, primary education is provided locally, whilst secondary education is available in Musselburgh, including the renowned, independent Loretto School (which caters to both primary and secondary levels). Wallyford has excellent public transport links 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.



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