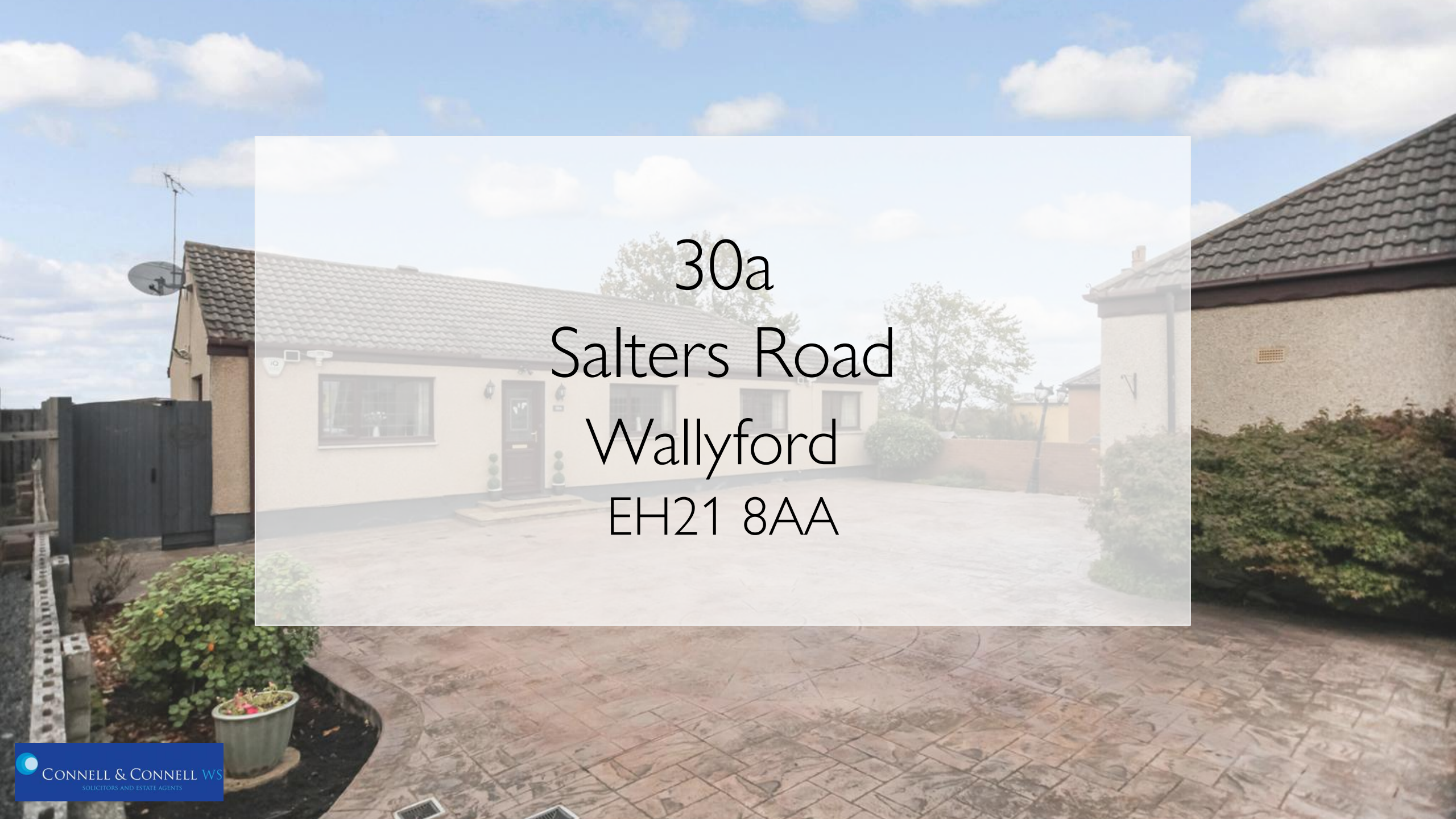




30a
Salters Road
Wallyford
EH21 8AA



Boasting spacious, versatile and bright interiors, this detached three-bedroom bungalow offers flexible accommodation across one level making it perfect for growing families and downsizers alike. This much-loved property has been meticulously maintained by the current owners and enjoys a sizable plot set back from the road with a large driveway for several cars.

The accommodation comprises:

- Entrance hall with access to all rooms.
- Tripple aspect living/dining room
- Sleek high gloss kitchen fitted with base and wall mounted units. Integrated appliances. Door to rear garden.
- Three double bedrooms. Potential to divide and create a fourth bedroom.
- Partially tiled family bathroom fitted with a modern three-piece white suite. Column heated towel rail
- Shower room
- Gas central heating
- Double glazing
- Large cellar area accessed from the garden

Front Garden

- Driveway to front with parking for several cars. Mature shrubs and planting
- Detached garage which can hold three cars with large upper floor which, subject to planning could be converted into habitable accommodation.

Rear Garden

- Large low maintenance garden which is fully enclosed making it pet and child friendly. The garden has been thoughtfully configured into sections to make the most of the space on offer. Accessed from the kitchen and family room, the large composite deck provides the perfect space for alfresco dining and family gatherings. There is a large expanse of high-quality artificial law with flower beds. A separate area which is perfect for BBQ's, seating and a fire pit or children's outdoor toys. Uninterrupted views as far reaching can be seen over to the Firth of Forth.



















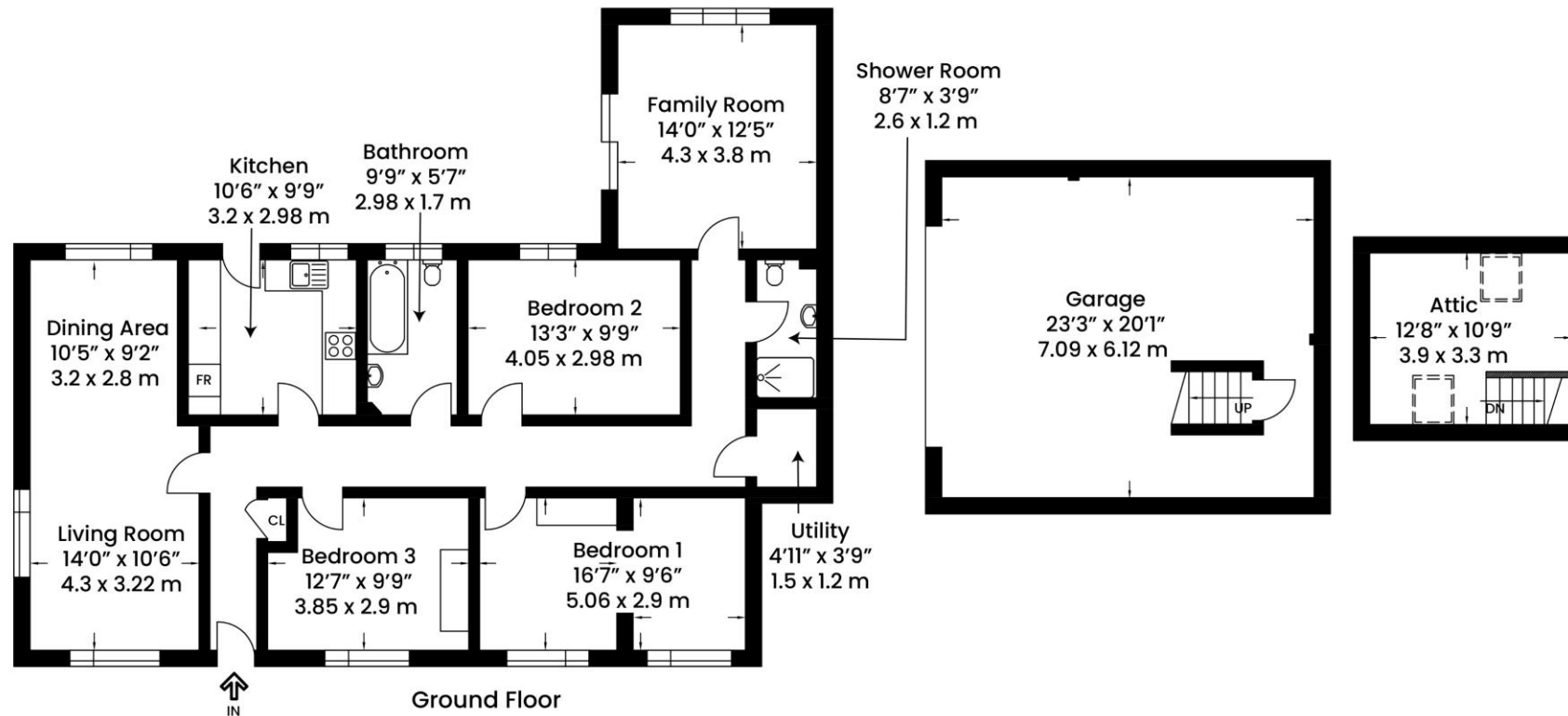
The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found at nearby Musselburgh. Further facilities are available at Asda at The Jewel and The Fort Kinnaird retail park. An efficient public transport system, including a Railway Station within the village, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh city bypass is within easy reach.

EPC Band- D

Council Tax Band- E







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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



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