










Fixed Price

£380,000

44 Cleugh Rise

Wallyford | East Lothian | EH21 8FJ

This executive four-bedroom detached house is part of a popular modern development in the village of Wallyford, offering close proximity to East Lothian's picturesque countryside and coastline. The family home is in move-in condition and finished to high standards throughout.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - F



Description

The property is built by Barratt Homes and is off the Fenton style, internally the accommodation comprises; Entrance hallway with staircase, the front aspect reception room has clean modern decor and shutters on the window for additional privacy. To the rear of the property is a stylish kitchen, full of paid upgrades by the current owner and showcases fitted wall and base units, integrated lighting, appliances and spotlights while allowing space for a dining table and glass doors for direct access to the private rear garden, off the kitchen is a convenient utility area and downstairs WC, again with upgrading half height tiling and heated chrome towel rail. The principal bedroom has a peaceful rear aspect and is a good size double with a luxurious en-suite shower room again with upgraded tiling, a white tow piece suite and cubicle housing a Mira electric shower, two further well proportioned double bedrooms have a front aspect and a fourth double bedroom provides a flexibility to the accommodation. The family bathroom has modern chic tiling, a white three piece suite, thermostatic shower over the bath and finished with a chrome heated towel rail.



The current owners have upgraded the property throughout and offers a true turn key opportunity.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

At the front of the property, a private driveway provides convenient off-street parking and leads directly to a secure lock-up garage, offering additional storage or parking space. The rear garden is fully enclosed, creating a safe and secluded outdoor area. Thoughtfully landscaped, it has been designed to provide a tranquil retreat from the bustle of everyday life. The garden features a spacious patio, complete with built-in lighting, making it an ideal spot for evening relaxation or entertaining. A few steps lead up to an easy-to-maintain area of artificial turf, providing a lush green space without the upkeep, perfect for outdoor activities or simply enjoying the outdoors in comfort.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

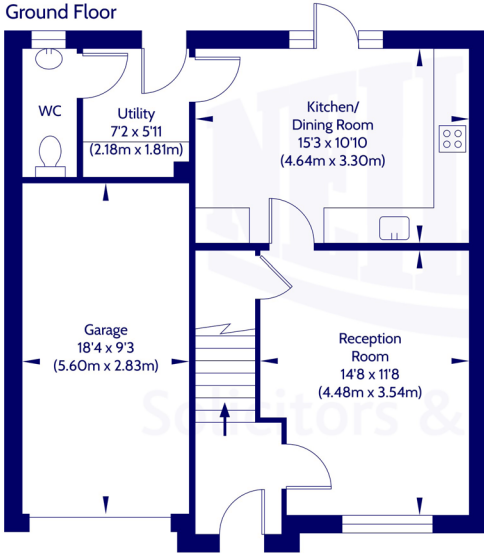
The village of Wallyford is located within the heart of East Lothian, approximately two miles southeast of Musselburgh and adjacent to the A1. It is close to pleasant open countryside and provides pleasant walkways and cycle tracks with excellent beaches nearby along the East Lothian coast. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found in 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 Wallyford itself, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh City Bypass is within easy reach. The award winning Wallyford Primary School is within close proximity.



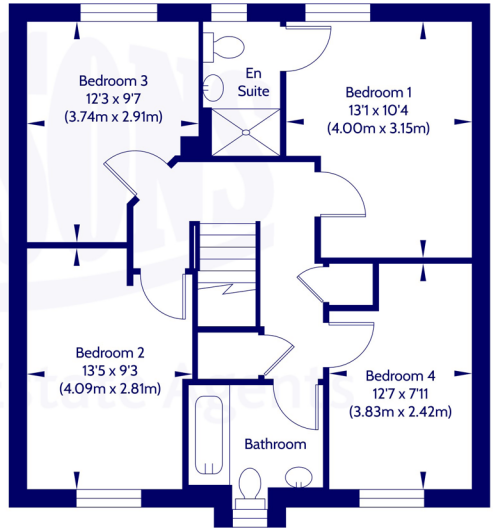


Approx. Gross Internal Floor Area 104.23 Sq M / 1122 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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