










Offers Over
£370,000

56 Wallace Crescent

Wallyford | East Lothian | EH21 8DD

Spacious and elegant 5-bedroom detached townhouse, boasting 160 square meters of living space, situated in a contemporary estate. This modern home features beautifully landscaped gardens that provide a serene outdoor retreat. A private driveway offers ample parking space, leading to a secure garage. Perfect for families, this property combines stylish living with practical design in a well-connected and sought-after neighborhood. With spacious rooms, including multiple reception areas, this home provides the ideal blend of comfort, convenience, and modern living.

-  5 Bedrooms
-  3 Public Rooms
-  3 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band – G



Description

This impressive townhouse spans three well-appointed floors, offering an exceptional blend of style, space, and practicality. Upon entering, the ground floor welcomes you with a bright and airy reception room, designed to be a comfortable space for both relaxation and entertaining. The room's versatile layout allows for a range of furnishing options, making it ideal for family gatherings or cozy evenings in. Adjacent to the reception room is a spacious dining kitchen, fitted with modern appliances and high-quality finishes, making it the heart of the home. The kitchen provides ample space for dining and socializing, perfect for informal meals or hosting dinner parties. A conveniently located utility room adds extra functionality, offering space for laundry and additional storage. Completing the ground floor is a thoughtfully designed WC, ensuring convenience for guests and residents alike. The first floor is equally impressive, featuring four generously sized double bedrooms. Each room is filled with natural light and offers plenty of space for furniture and personal touches, making them ideal for family members or guests. One of the bedrooms benefits from a stylish en-suite bathroom and built-in wardrobes, providing a sense of luxury and practicality with excellent storage options. The remaining bedrooms share a well-appointed family bathroom, ensuring comfort for all. The top floor is reserved for the expansive principal bedroom, a true sanctuary within the home. This luxurious space offers a sense of privacy and seclusion, with its own en-suite bathroom featuring contemporary fixtures and finishes. Additionally, the top floor includes a separate study area, perfect for those who work from home or require a quiet space for reading or hobbies. This upper level provides a tranquil retreat, combining luxury and practicality in equal measure, making it a perfect escape from the hustle and bustle of daily life.

Overall, this beautifully designed townhouse is ideal for modern family living, offering generous space, elegant design, and thoughtful features across all three floors.



Extras

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

Gardens, Garage & Driveway

The property benefits from a private driveway providing convenient off-street parking, which leads directly to an integral garage, offering secure storage with an EV Charger and additional parking space. Adjacent to the driveway is a decorative front garden, thoughtfully landscaped to enhance the home's curb appeal with a blend of greenery and stylish design elements. To the rear of the house, you'll find a beautifully enclosed, family-friendly garden that offers a perfect outdoor retreat. The large, spacious lawn provides plenty of room for children to play or for hosting outdoor activities, while a patio area is ideal for alfresco dining and relaxation. A covered pergola adds charm and versatility, creating a shaded spot that can be enjoyed throughout the seasons, whether you're entertaining guests or simply unwinding with family. This well-designed outdoor space is perfect for both relaxation and recreation

Viewing

Please contact Neilsons on 0131 625 2222.





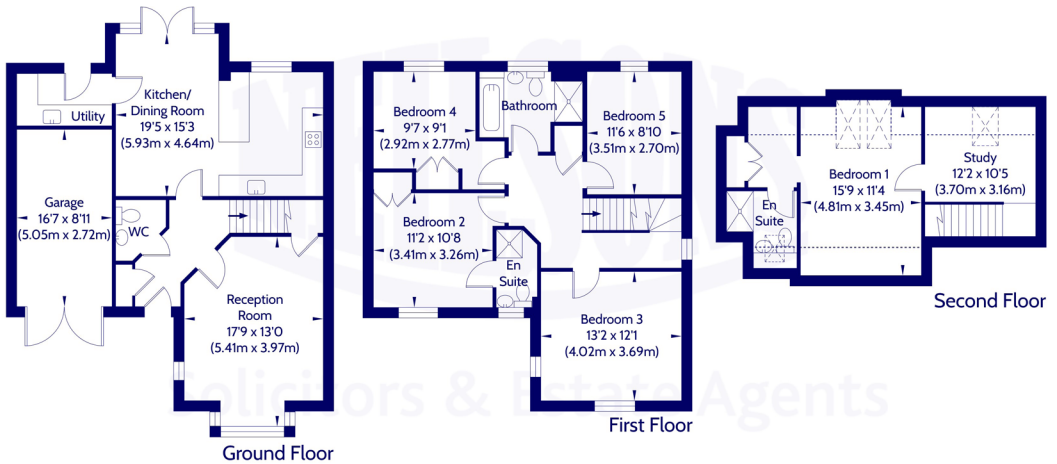
Location

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 and Rosehill High School which part of the new Wallyford learning campus.





Approx. Gross Internal Floor Area 167.19 Sq M / 1800 Sq Ft.



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 East Lothian Council or Public Libraries.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

