



7 Davidson Way  
WALLYFORD | EH21 8GR

  
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solicitors & estate agents

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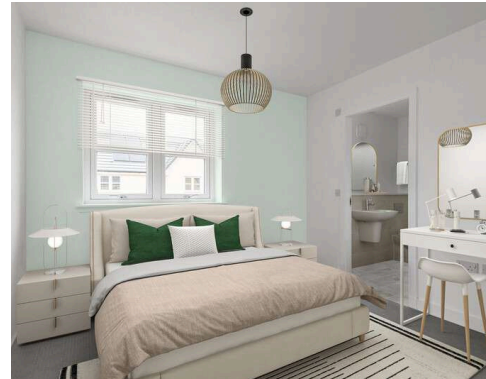
Immaculately presented, four-bedroom, detached house commanding an enviable position in Cruden's exclusive new Birchwood Brae development in the popular town of Wallyford, just east of Edinburgh.

Designed with acute attention to detail, and benefiting from features of the highest standard, this exceptional four bed detached home has everything to offer. On the ground floor you'll find a generous living room and the open plan kitchen-dining room perfect for relaxing, or entertaining. The French doors to the rear garden create the perfect space for indoor/outdoor living. The kitchen further benefits from a convenient store space, and an adjoining utility room, and the ground floor is completed by a WC. Upstairs you will find four comfortable bedrooms, including the master bedroom with en-suite, and a separate well-appointed family bathroom.

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.

## PRICE & VIEWING:

Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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