



45 Eskfield View
WALLYFORD | EH21 8FB



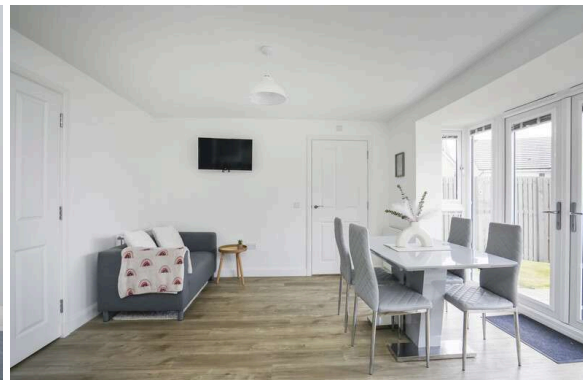


45 Eskfield View

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Must be viewed! Generously proportioned and beautifully presented four/five bed detached villa boasting flexible family living space in walk-in condition and a fully enclosed child friendly garden. This is an excellent commuter base with easy access to the A1, City Bypass and Wallyford Railway Station.

Families will love this larger style detached villa which offers more than ample space to spread out. The south facing living room benefits from plenty of natural light and to the rear sits the fashionably open plan family/dining room where French doors allow a seamless transition out to the garden. For cooking and entertaining, there's a fully integrated kitchen with sleek grey gloss units and a handy utility room fitted out in the same style. Four double sized bedrooms are on offer, each benefiting from a built-in mirrored wardrobe, together with a fifth bedroom or home office. En-suite shower-rooms serve the principal and guest bedroom, with a family bathroom off the upper hallway, all attractively finished off with high quality sanitary ware and tiled surrounds. There's also a WC facility on the ground floor level. The fully enclosed rear garden has been double fenced for privacy and includes a lawn for children to play on and a patio area for outdoor relaxation. A monobloc drive leads in from the street to the integral garage with power.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





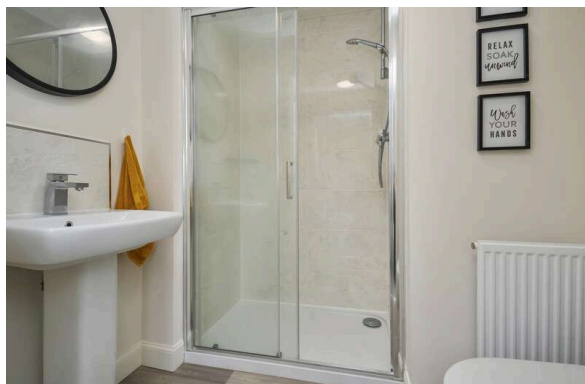
- Living room
- Family/dining room open to stylish fitted kitchen
- Handy utility room
- Downstairs WC
- Four double bedrooms with mirrored wardrobes
- Two with en-suite facilities
- Bedroom 5/study
- Family bathroom
- Gas central heating and double glazing
- Amtico flooring on ground floor
- Lovely private gardens
- Integral garage
- Monobloc drive for two vehicles

All blinds, the tumble dryer as well as all integrated appliances will be included in the sale of the property.

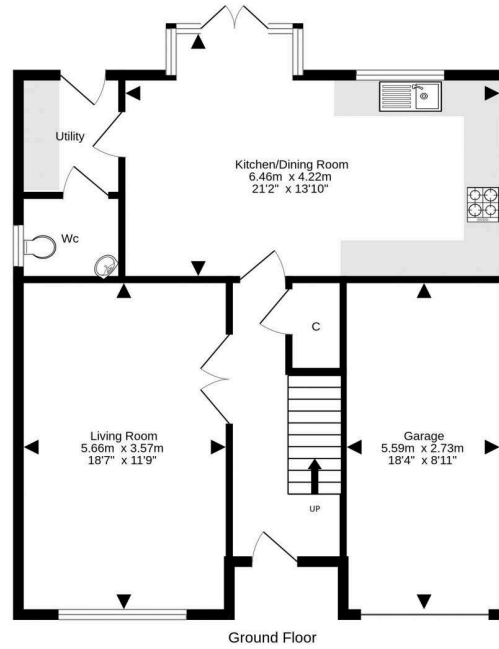
EPC Rating C.



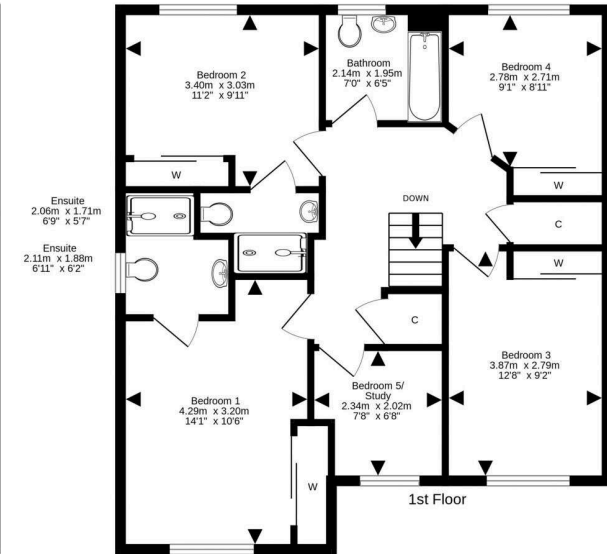
The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found in 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.







Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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