



96 Eskfield View  
WALLYFORD | EH21 8FD

  
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## 96 Eskfield View

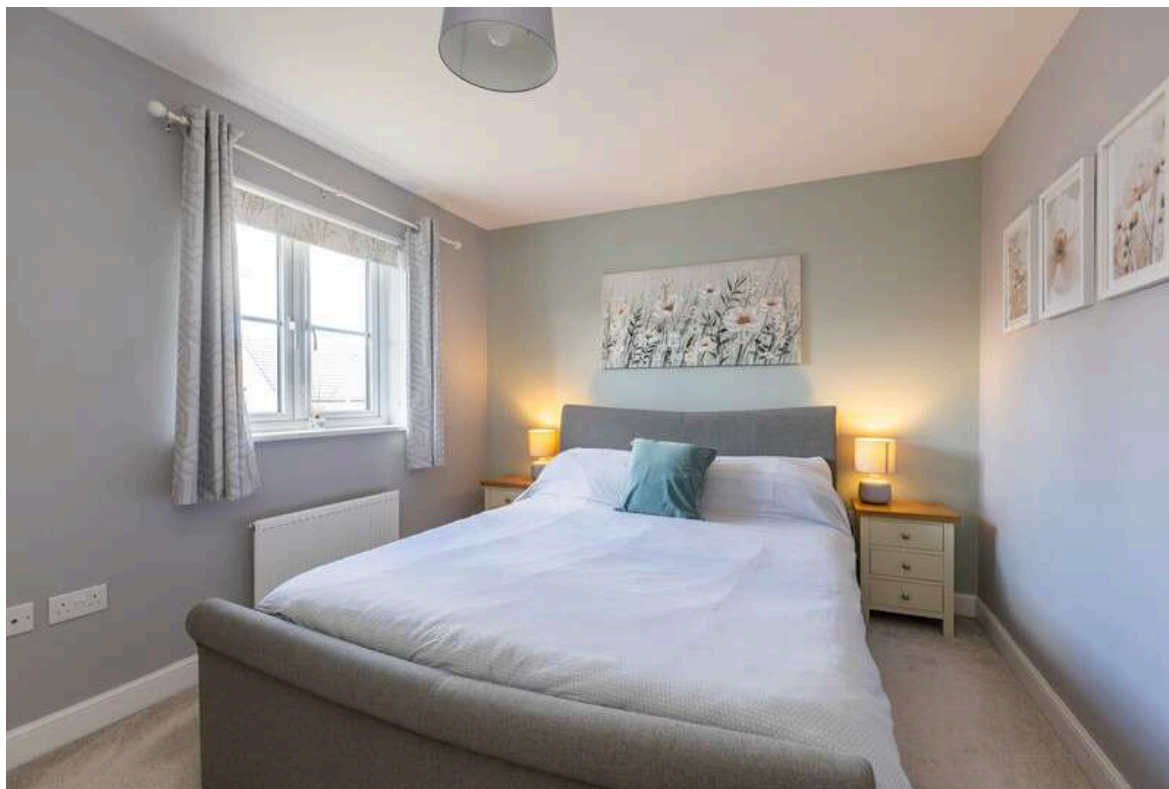
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Nestled in the heart of a modern, manicured development in Wallyford, moments from excellent amenities, quick transport links and the vast open green countryside is this immaculately presented detached villa. Boasting a wide driveway, garage and front and rear gardens this property would make an ideal family home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright lounge, contemporary dining kitchen with attractive units and garden access and downstairs is completed by a useful utility room and W/C. Following up a carpeted staircase the upper level enjoys a spacious master bedroom with elegant en-suite shower room, three further well-proportioned bedrooms and the house is completed by a stylish main bathroom with dazzling white suite. Externally the fully enclosed rear garden offers a high degree of privacy and is mainly laid to lawn with mature shrubs and a paved section ideal for al fresco entertaining.

- Detached modern home
- Driveway and garage
- Front and rear gardens
- Bright lounge
- Contemporary dining kitchen
- Four well-proportioned bedrooms
- Two bathrooms, a W/C and utility room

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



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.

Extras included in this sale are:

- Integrated fridge/freezer
- Integrated dishwasher
- Washing machine
- Tumble dryer
- Large wardrobe unit in the master bedroom
- blinds may also be available with separate negotiation

EPC C

