



26 Auburn Locks  
WALLYFORD | EH21 8FE

  
**warners**  
solicitors & estate agents





## 26 Auburn Locks

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Warner's is thrilled to present this generously sized four-bedroom family home in the sought-after coastal town of Musselburgh.

Upon arrival, you'll be welcomed by a spacious entrance hallway. The large, bright lounge, tastefully decorated in neutral tones, leads seamlessly into an open-plan kitchen/dining area with wood-effect flooring throughout. A patio door provides access to the back garden. The ground floor also features a convenient utility room and a WC.

Upstairs, you'll find four double bedrooms. The master bedroom comes with its own en-suite shower room, while a family bathroom is conveniently located on the upper landing. Additionally, the property includes a single integral garage. Externally, the property benefits from a large, South-facing rear garden which is fully enclosed and laid to lawn with a small patio area and decking area.

- Spacious Four-Bedroom Layout: Generously sized home ideal for families.
- Bright and Neutral Decor: Large, welcoming lounge with neutral tones and seamless wood-effect flooring.
- Open-Plan Kitchen/Dining Area: Modern layout with patio doors leading to the back garden.
- Convenient Ground-Floor Facilities: Includes a utility room and a WC.
- Master Bedroom with En-Suite: Comfortable master suite featuring a private shower room.
- Single Integral Garage: Added convenience and storage space.

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



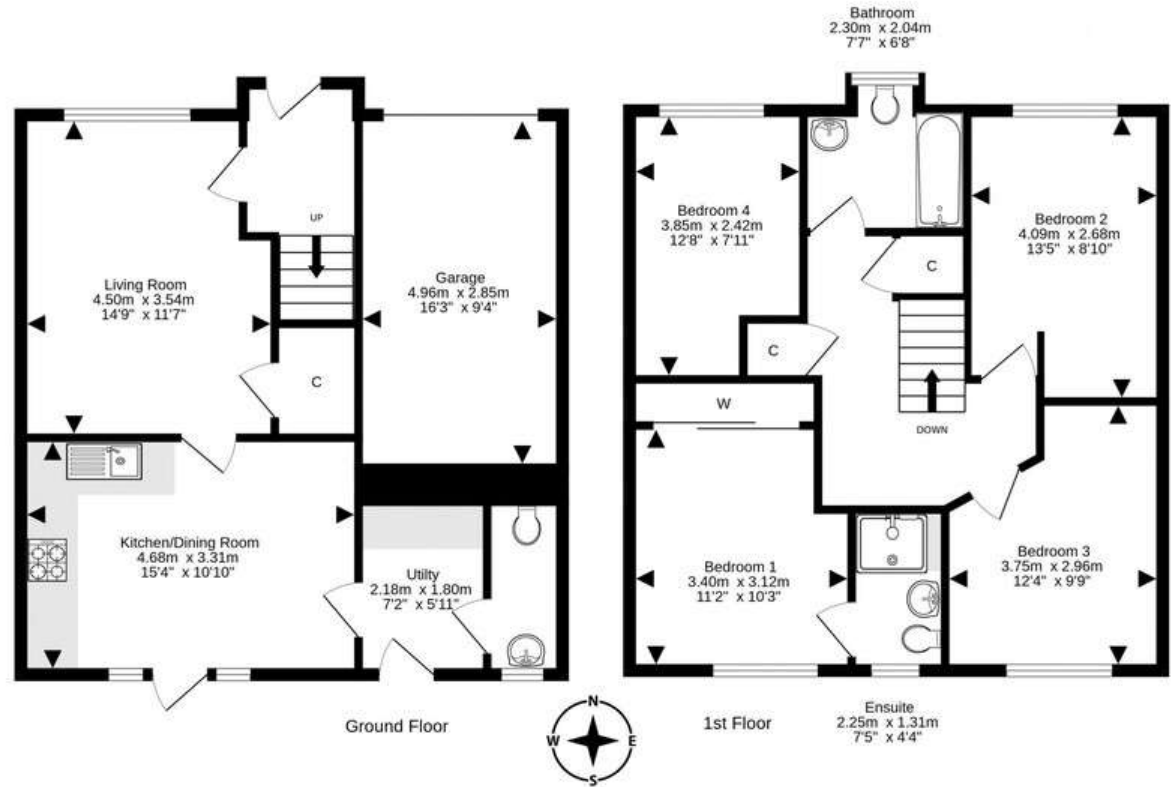
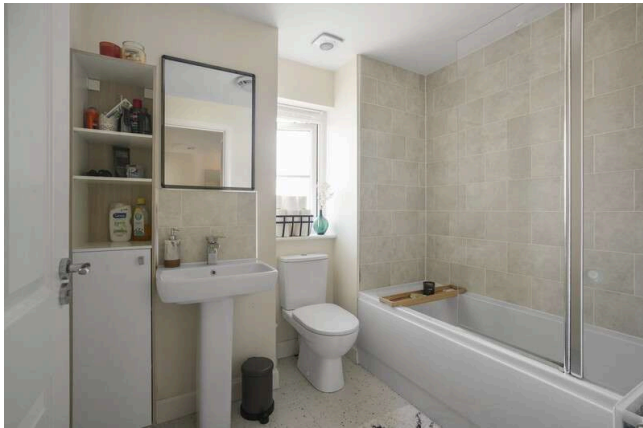
All integrated kitchen appliances and light fittings, and blinds, except the light fitting in the kitchen are included in the sale

EPC Rating C

The popular East Lothian town of Wallyford lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Wallyford is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. Wallyford also provides schools in both the state and private sector.







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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