



1 Innes Neuk
WALLYFORD | EH21 8EW


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solicitors & estate agents



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Immaculately presented semi detached villa arranged over three floors with driveway and easy maintenance front garden, and large enclosed rear garden with patio area, forming part of a select development. This excellent property boasts a stylish contemporary interior, with quality fixtures and fittings and a number of pleasing features. The living room is a spacious room to the front of the property. The adjoining dining kitchen has been fitted with a range of on trend matt base and wall mounted units, and integrated appliances. There is ample space to accommodate a dining table and seating and French doors give direct access to the sunny south-east facing back garden. The ground floor accommodation is completed by a useful WC compartment. On the first floor are two good sized double bedrooms, a flexible study/nursery/dressing room and the family bathroom. The principal bedroom is on the upper floor and benefits from a bright and spacious en-suite with mains shower cubicle. Further benefits on offer include gas central heating, double glazing, fantastic storage options including a useful attic.

- Immaculately presented villa over three floors
- Entrance hallway with wc
- Spacious living room
- Contemporary dining/kitchen with French doors to garden
- Principal bedroom on upper floor with en-suite shower room
- Two further double bedrooms
- Flexible study/nursery/dressing room
- Family bathroom
- Gas central heating and double glazing
- Fantastic storage options including attic space
- Long driveway
- Enclosed south-east facing rear garden
- Easy maintenance front garden

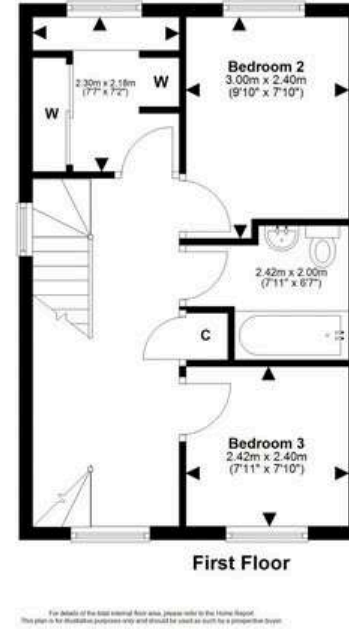
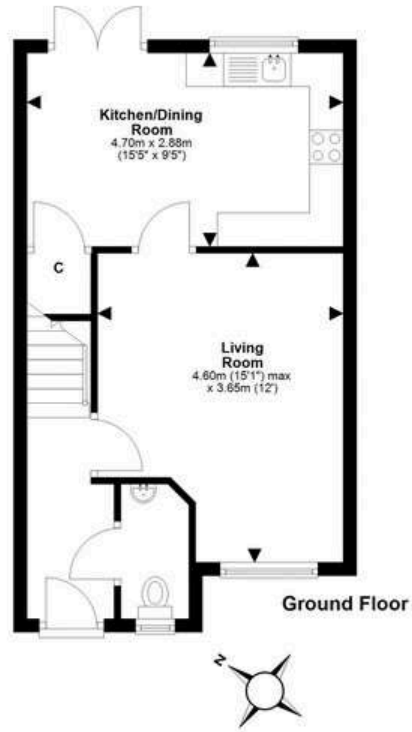
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances, curtains/blinds and TV bracket will be included in the sale of the property. Other items of furniture can be included if requested. EPC: B
Factoring charges: £120 P/Y - Hacking & Paterson

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.





For details of the local rental fee area, please refer to the Home Report.
This plan is for illustration purposes only and should be used as such for a prospective buyer.