



7 Park Gardens
WALLYFORD | EH21 8DB


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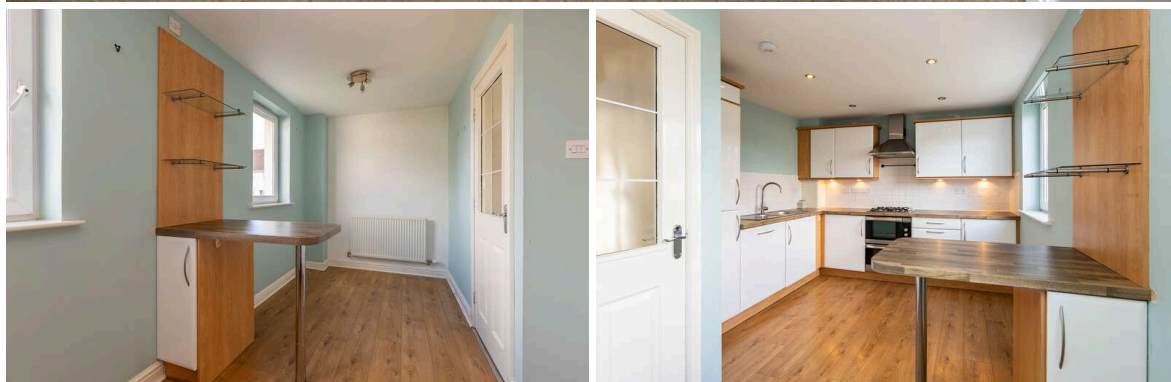
Set in the heart of a modern, manicured development in the heart of Wallyford, moments from excellent amenities, quick transport links and vast open green spaces is this spacious semi-detached townhouse. Boasting a private rear garden, allocated parking, gas central heating and double glazing this property arranged over 3 floors would make an ideal home in a tranquil, yet well-connected location.

The accommodation on the ground level comprises a welcoming entrance hallway, two double bedrooms, stylish shower room and a useful utility room. Following up a carpeted staircase the first level enjoys a large living room, a contemporary kitchen with attractive units and generous dining space and the top level completes the home with a master bedroom with elegant en-suite shower room, fourth double bedroom and a main bathroom with shower over bath. Externally the fully enclosed rear garden is laid to lawn with a decked section ideal for al fresco dining.

- Modern townhouse in manicured estate
- Private garden and parking
- Large lounge
- Contemporary kitchen
- Four double bedrooms
- Three bathrooms and a utility room

Factor fee is a £60 deposit, and approx £10 per month.

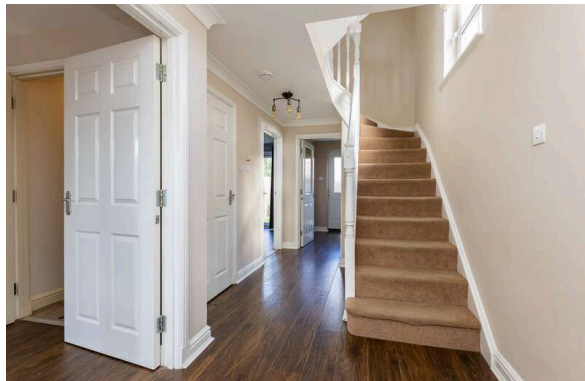
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

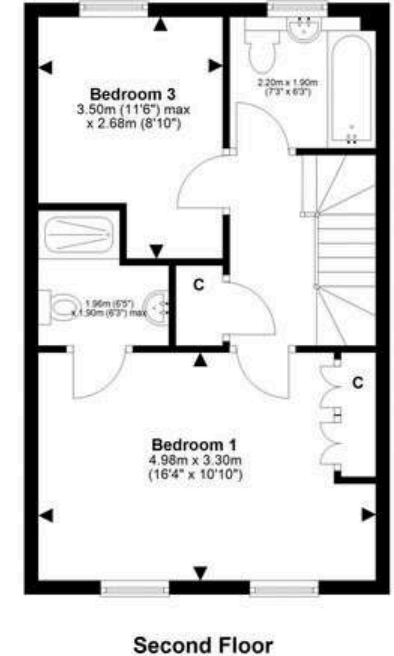
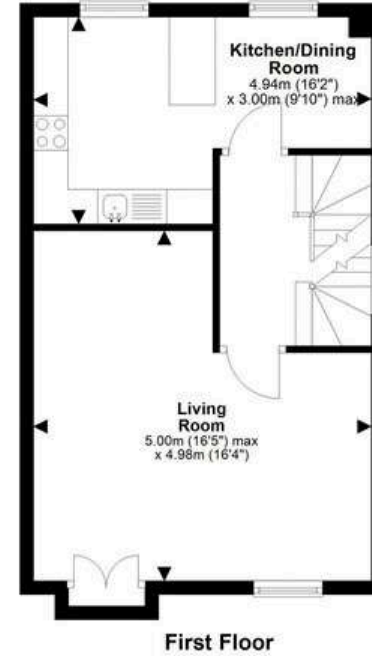
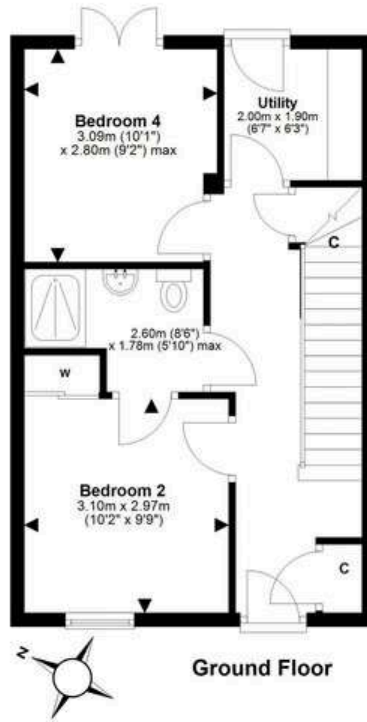




All fixtures, fittings, integrated kitchen appliances, washing machine and fridge in utility room will be included in the sale. EPC Rating E.

The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh. 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 total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.