



2 Scarlett Park
WALLYFORD | EH21 8BY


warners
solicitors & estate agents



2 Scarlett Park

WALLYFORD | EH21 8BY

Nestled in the heart of a quiet, modern, manicured cul-de-sac in the heart of Wallyford moments from excellent amenities, the train station and city bypass and the vast open countryside is this immaculately presented semi-detached house. Boasting large front, rear and side gardens, a driveway, loft storage, gas central heating and double glazing this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with big picture window, a contemporary dining kitchen with attractive units, generous dining space and garden access and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys a spacious master bedroom with built-in wardrobes and elegant en-suite shower room, two further well-proportioned bedrooms (one with built-in storage) and the home is completed by a stylish main bathroom with shower over bath. Externally the fully enclosed rear and side garden is mainly laid to lawn with a detailed paved section ideal for entertaining and with raised beds and sheds for storage.

- Modern semi-detached house
- Quiet cul-de-sac in the heart of Wallyford
- Private front, side and rear gardens
- Welcoming hallway with useful W/C
- Bright lounge with picture window
- Contemporary dining kitchen
- Three well-proportioned bedrooms
- Private driveway
- Two stylish bathrooms

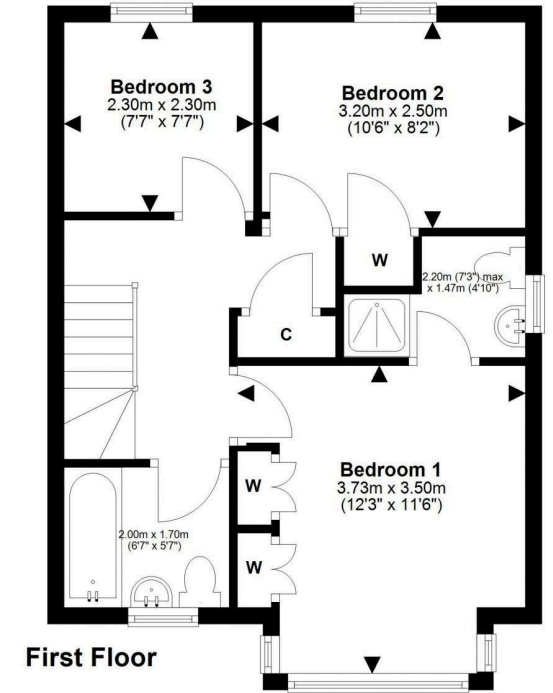
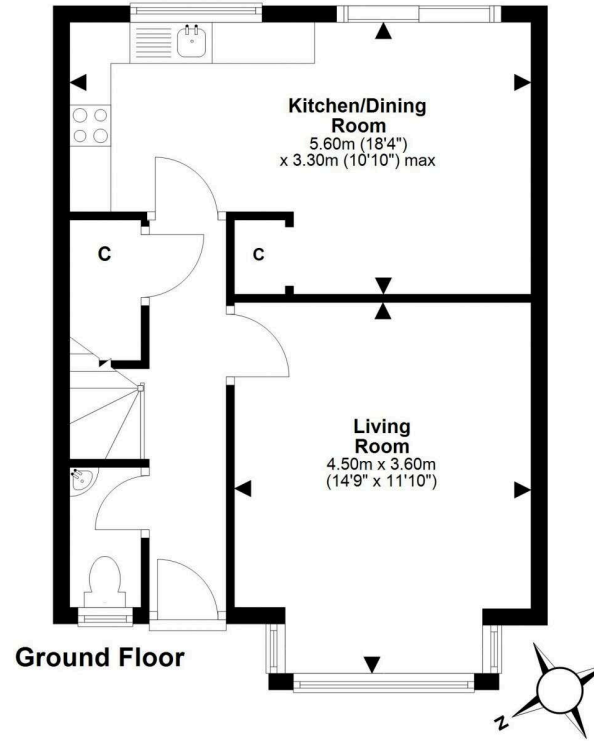
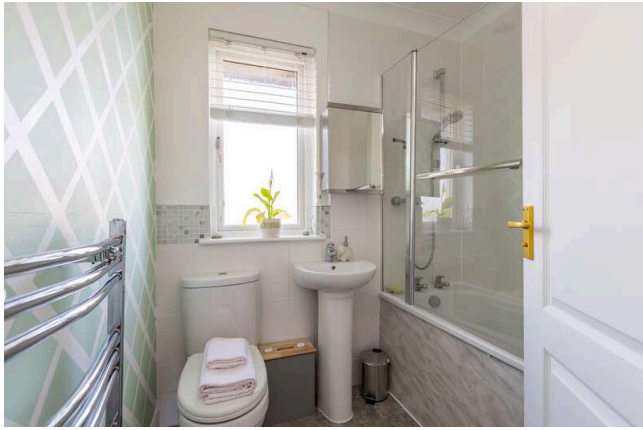
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings and integrated appliances will be included in the sale while the stand alone appliances and furniture items can be available with separate negotiation. Please be advised the rear garden lights will be removed. EPC Rating C.

The popular historic village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh which lies just to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Some of Scotland's finest golf courses are conveniently close. 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 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 making Wallyford a firm favorite amongst commuters. The Edinburgh city bypass is within easy reach for access to Edinburgh, the airport and Glasgow.





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.