



11 Davidson Way  
WALLYFORD | EH21 8GR

  
**warners**  
solicitors & estate agents





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Warners are delighted to present to market this immaculately presented, brand new, four-bedroom, detached house commanding an enviable position in Cruden's exclusive new Birchwood Brae development in the popular town of Wallyford, just east of Edinburgh. Designed with acute attention to detail, and benefiting from features of the highest standard, this exceptional four bed detached home has everything to offer. On the ground floor you'll find a generously sized box windowed living room and an adjacent study room which could be utilised by the new owner for a variety of different living configurations.

To the rear, the open plan kitchen-dining room comes a variety of integrated appliances for modern living and there is ample rooming for dining furniture. From here, French doors lead to the private rear garden creating the perfect space for indoor/outdoor living. The kitchen-dining room further benefits from an adjoining utility room, and the ground floor is completed by a WC. Upstairs you will find four comfortable bedrooms, including the master bedroom with ensuite, integrated wardrobe and a separate well-appointed family bathroom.

Externally the property boasts private front and rear gardens with a driveway to the front. The rear garden is fully enclosed and is mainly laid to lawn with an intimate patio area, ideal for enjoying sunny days or al fresco dining. Early viewing is recommended!

- Brand new four bedroom detached home set within exclusive modern development
- Generously sized box windowed living room
- Study or ideal home office / fifth bedroom
- Open plan contemporary kitchen / dining room with French doors giving direct access to private rear garden
- Utility room and WC
- Main bedroom with stylish ensuite shower room
- Three further comfortable bedrooms (one with integrated storage)
- Family bathroom with stylish three piece suite
- Driveway & private front & rear gardens
- Gas central heating and double glazing
- Solar Panels

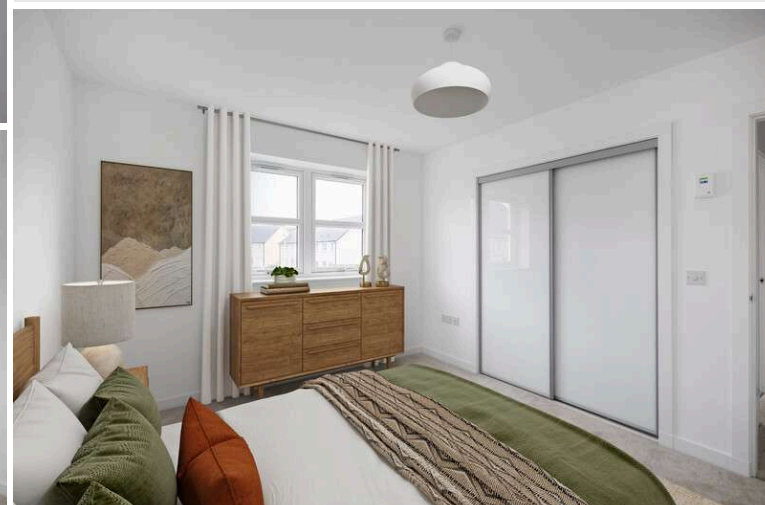
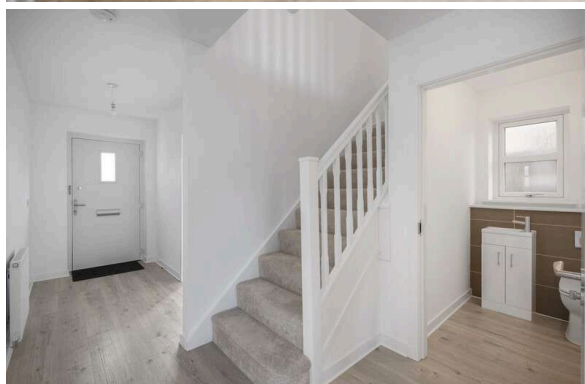
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

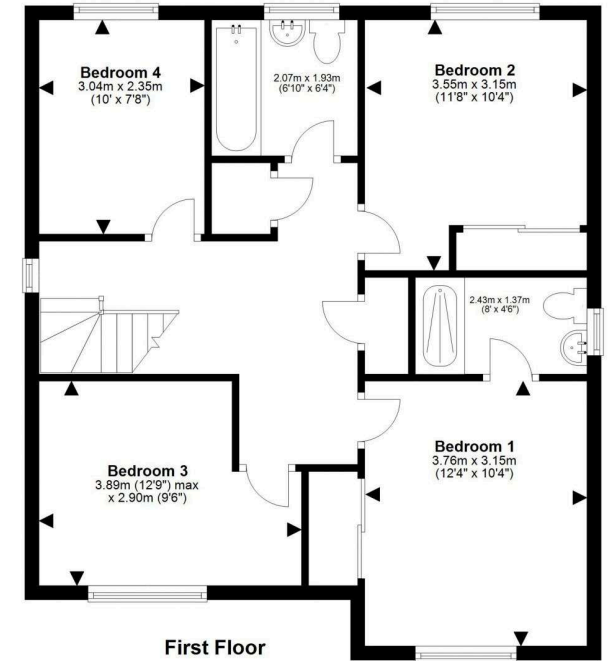
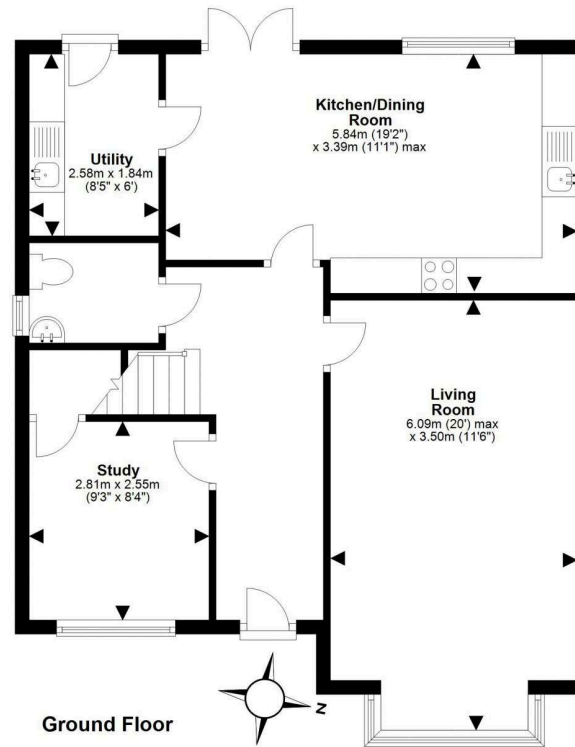


Property sold as seen. EPC: B Facoring: Hacking and Paterson £200 float & £140 per annum approximately

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.

Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms





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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

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