



4 Cleugh Rise
WALLYFORD | MUSSELBURGH | EH21 8FJ


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Well-presented three-bedroom terraced home set over two floors with a well landscaped garden, forming part of a sought-after development, located in Wallyford, a very popular and convenient village close to Musselburgh, the city bypass and only 8 miles from Edinburgh city centre. This property occupies a pleasant situation on a well-tended modern development and comes with a well-maintained back garden. Internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs, the spacious living room is bright and has useful storage. The beautifully appointed kitchen/diner gives access to the rear garden and currently comprises an oven, gas hob and fan, the boiler cupboard and fridge/freezer. Completing the ground floor accommodation is a utility room with washing machine and downstairs WC. Upstairs there are three well-proportioned bedrooms, the master with a walk-in wardrobe and completing the accommodation is the bathroom with shower over the bath. Further benefits on offer include gas central heating, double glazing, an attic and a landscaped garden which is made up of a decking, shed and lawn.

- Entrance Hall
- Spacious living room
- Fully fitted Dining Kitchen with patio doors to the garden
- Three Bedrooms
- Stylish bathroom
- Downstairs WC and Utility room
- Landscaped rear garden
- Gas central heating, Double glazing and Attic
- EPC B and Council tax D
- Factor fee understood to be approx £120 per annum

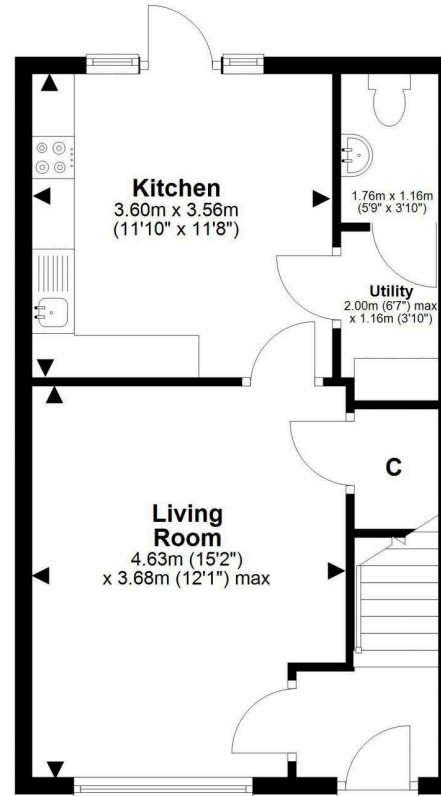
Everything in the property included in the sale

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

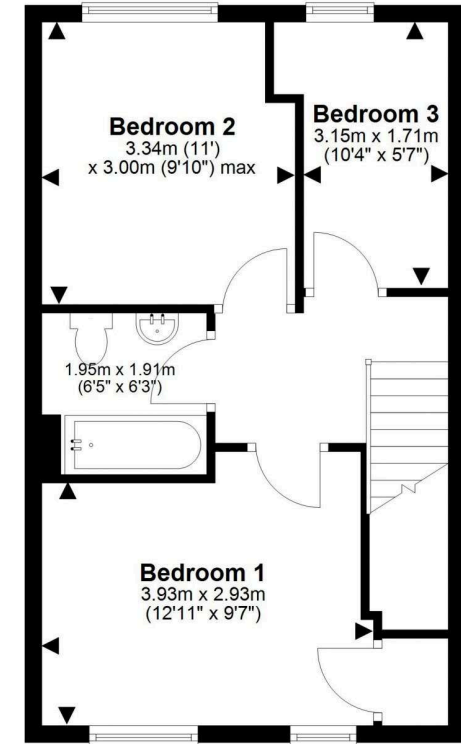


The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst 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.





Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.