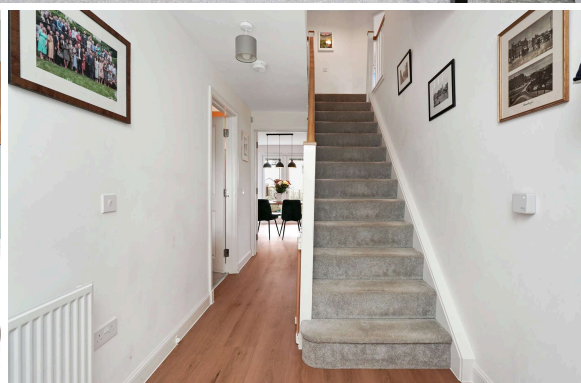
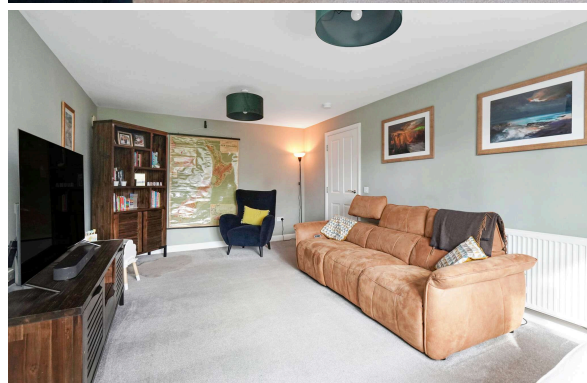




6 Howe Mire
WALLYFORD | EAST LOTHIAN | EH21 8FG


warners
solicitors & estate agents





6 Howe Mire

WALLYFORD | EAST LoTHIAN | EH21 8FG

Nestled in a quiet, modern, manicured development, moments from the train station, A1 and the vast open East Lothian countryside is this immaculately presented and extremely spacious detached family home. Boasting a wide driveway, internal garage and front and rear gardens this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window, a luxury dining kitchen with attractive units, generous dining space and French doors to the rear garden. Downstairs is completed by a useful utility room and W/C compartment.

Following up a carpeted staircase the upper level enjoys a master bedroom with built-in mirrored wardrobes and an elegant en-suite shower room, three further well-proportioned double bedrooms, an ideal home office, and the villa is completed by a stylish main bathroom with three piece suite.

Externally the fully enclosed, ample sized rear garden is mainly laid to lawn with a paved area ideal for al fresco dining.

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





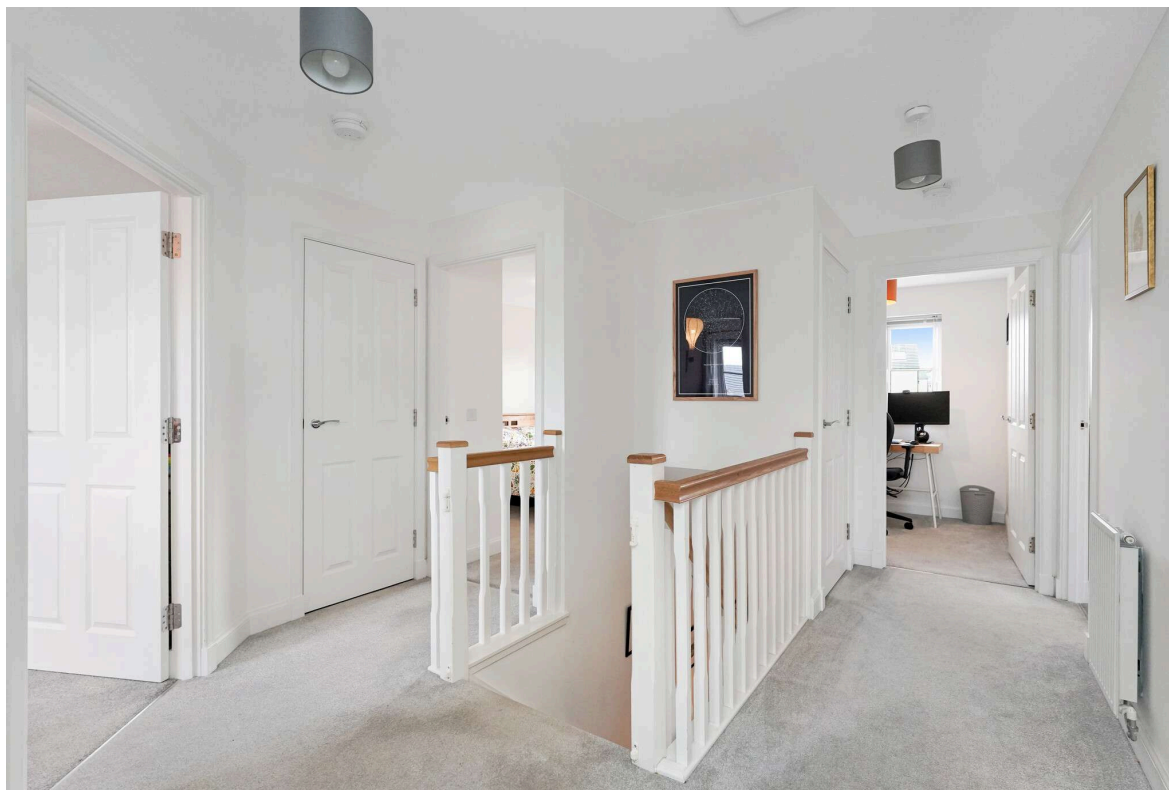
- Detached family home in quiet, modern estate
- Close to train station and A1
- Vast open East Lothian countryside on your doorstep
- Wide driveway, integral garage
- Front and fully enclosed large rear garden
- Welcoming hallway
- Bright lounge
- Contemporary dining kitchen with generous dining space
- Useful utility and W/C
- Four double bedrooms
- Home office
- Two bathrooms

Energy Rating B, Council Tax Band F

Fee payable to factor, Hacking & Patterson consists of a £75 deposit and approx annual charge of £150.

All fixtures, fittings, integrated appliances and the garden playhouse in the garden will be included in the sale.

Please note that the EV charger will be removed.



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 which boasts an abundance of high street brands. 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

