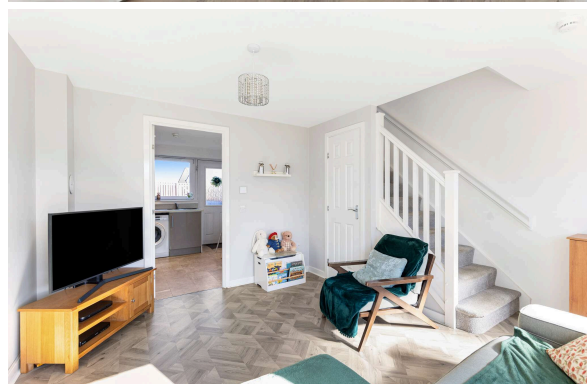




32 Harvey Avenue  
WALLYFORD | MUSSELBURGH | EH21 8FA

  
**warners**  
solicitors & estate agents





## 32 Harvey Avenue

WALLYFORD | MUSSELBURGH | EH21 8FA

Warners are delighted to bring to market this beautifully presented two-bedroom home, perfectly positioned within a highly sought-after modern development in Wallyford. Offering stylish interiors, generous proportions, and a private garden, the property represents an excellent opportunity for first-time buyers or young families alike.

On the ground floor, the spacious living room is flooded with natural light and finished in contemporary decor, providing the perfect setting for both everyday relaxation and entertaining. To the rear, the modern fitted kitchen boasts a full range of wall and base units, tiled splashback, integrated gas hob and electric oven, and ample worktop space for keen cooks. From here, access is given to the private rear garden, ideal for outdoor dining and summer gatherings. A convenient ground-floor WC completes the accommodation on this level.

Upstairs, the front-facing principal bedroom is impressively proportioned, offering excellent space for a variety of furnishings alongside built-in storage. The second bedroom, also a generous double, benefits from a large fitted wardrobe, while the family bathroom is finished with a white three-piece suite and shower over bath.

Externally, the home enjoys a private rear garden and allocated parking, with modern gas central heating and double glazing ensuring year-round comfort and efficiency. This attractive home combines modern living with a desirable location and is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

- Prime Wallyford location
- Two spacious bedrooms with storage
- Bright, contemporary living room
- Modern fitted kitchen with appliances
- Private garden & allocated parking
- Double glazing & gas central heating

Council Tax D, EPC B

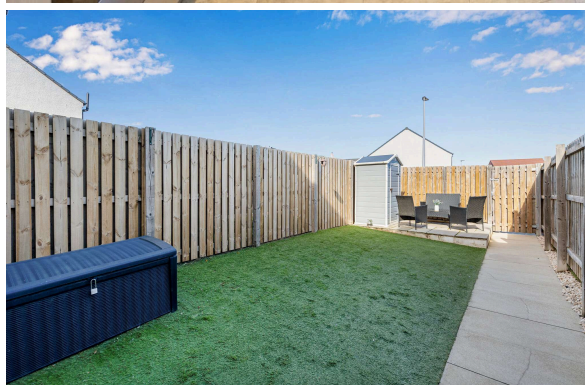
Factor Fee - Hacking & Patterson approximately £25 per quarter

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

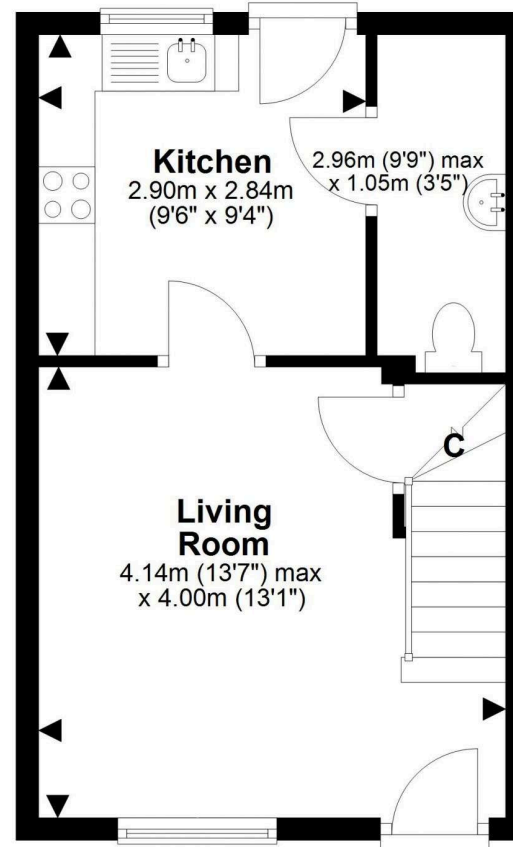


All fixtures, fittings, kitchen appliances and the wardrobes within bedroom one will be included in the sale.

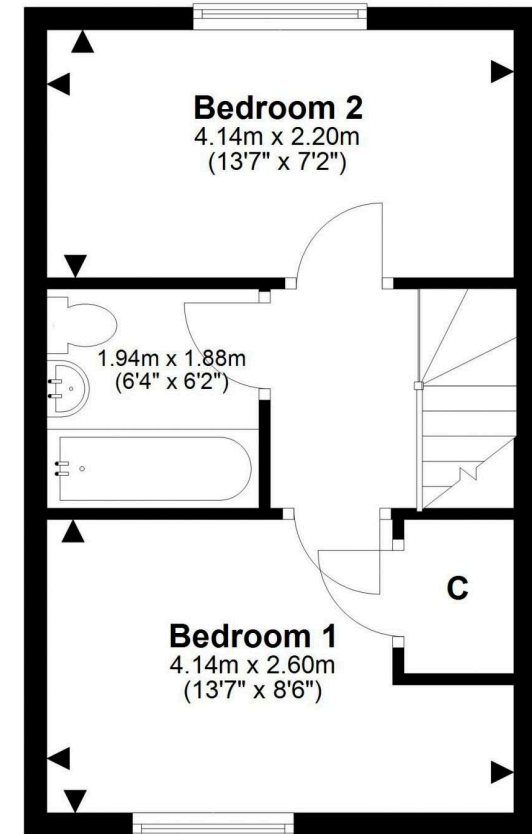
The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst 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. There are future plans to build 9 new retail units by the end of Spring 2026 within the Wallyford area. 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. Within Wallyford there is a nursery, primary school and high school all within a easily commutable distance from the property, alongside sports facilities, a library and other local amenities.







**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.