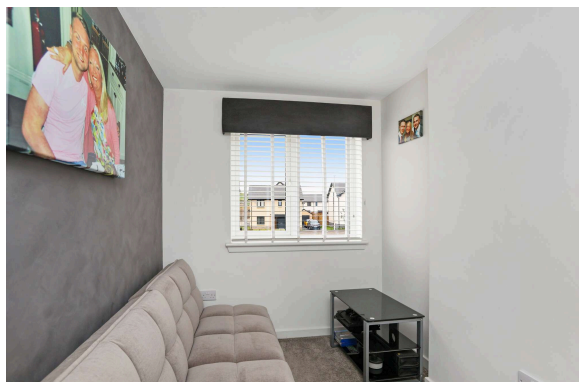




42 Harvey Avenue  
WALLYFORD | EAST LOTHIAN | EH21 8FA

  
**warners**  
solicitors & estate agents





## 42 Harvey Avenue

WALLYFORD | EAST LoTHIAN | EH21 8FA

Nestled in a quiet, modern development, moments from excellent amenities, quick car and rail links and the vast open East Lothian countryside is this immaculately presented townhouse. Set over three spacious floors the property boasts front and rear gardens, allocated parking, gas central heating and double glazing and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with ornate panelling, a contemporary dining kitchen with attractive units and garden access and downstairs is completed by a useful W/C. On the first floor there are two ample sized bedrooms with an exquisite main bathroom and following to the top level there is a large master bedroom with stylish shower room. Externally the fully enclosed rear garden is mainly laid to lawn.

- Townhouse set over three spacious floors
- Parking, gardens, double glazing and gas central heating
- Close to train station and quick car links
- Welcoming hallway
- Bright lounge and luxury dining kitchen
- Three ample bedrooms
- Two bathrooms and a W/C

Energy Rating C. Council Tax band D.

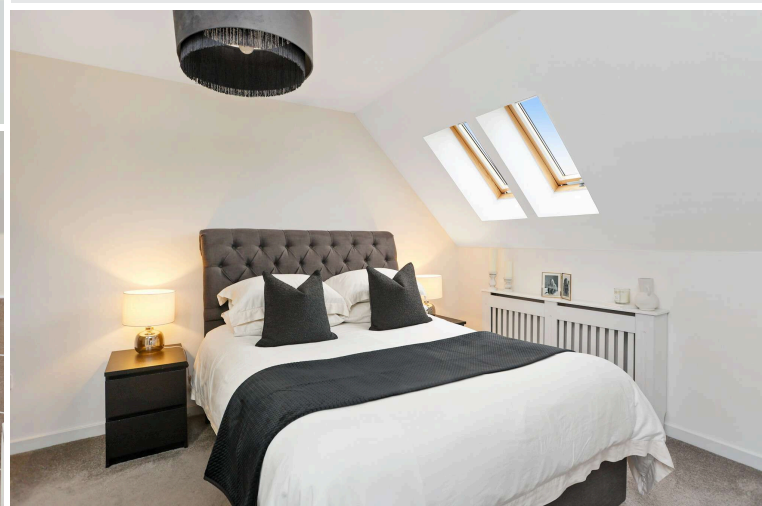
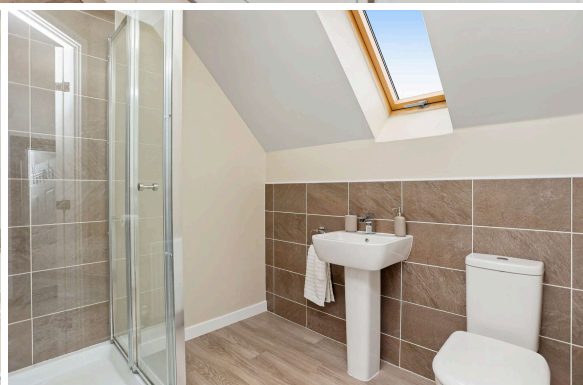
Included in the sale will be the blinds and kitchen appliances.

Factor fees - £10 per month to Hacking and Paterson, £10 per month to Residential Management Group.

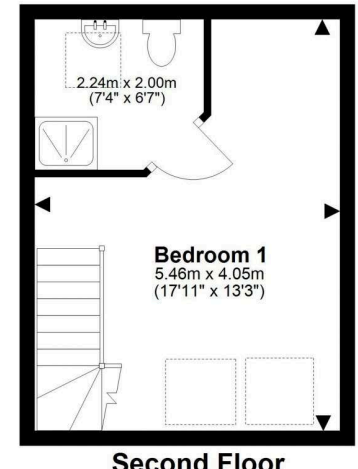
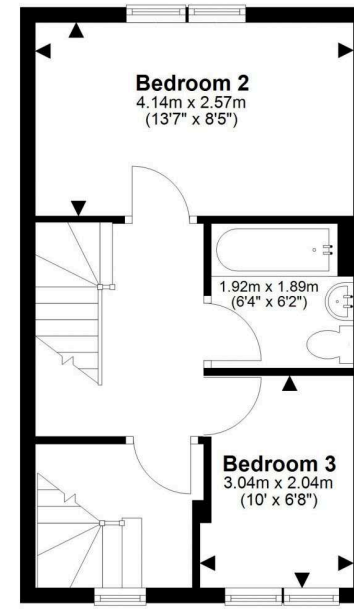
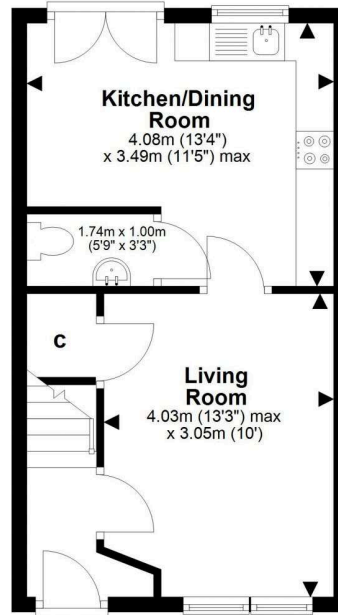
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 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.







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.