



8 Innes Neuk
WALLYFORD | EH21 8EW


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Beautifully presented and enjoying a peaceful setting within a modern development in Wallyford, this attractive three-bedroom semi-detached house with private driveway and integral single garage offers the perfect blend of style, comfort and practicality. Ideally located for commuters, the property lies close to Wallyford Train Station, the A1 and a wealth of local amenities, with East Lothian's stunning coastline just a short drive away.

The accommodation is bright and well-proportioned throughout, featuring a welcoming hallway with a convenient ground floor WC, and a spacious living/dining room offering ample space for relaxation and entertaining. The contemporary kitchen provides excellent storage and direct access to the south-facing rear garden. Upstairs, the principal bedroom benefits from a stylish en-suite shower room, accompanied by two further well-proportioned bedrooms and a modern family bathroom with a sleek three-piece suite. Externally, the property boasts a beautifully landscaped, south-facing rear garden with a generous patio and lawn area, perfect for outdoor dining and family time. A neat, low-maintenance front garden and a private driveway accommodating two cars add further appeal, along with a single integral garage offering secure parking or storage. Additional benefits include gas central heating, double glazing and a partially floored attic with Ramsay ladder access.

Main Accommodation

- Welcoming entrance hallway with practical ground floor WC
- Bright and spacious living/dining room with cupboard
- Contemporary fitted kitchen with direct access to the rear garden
- Principal bedroom with stylish en-suite shower room
- Two further well-proportioned bedrooms
- Modern family bathroom with three-piece suite
- Partially floored attic with Ramsay ladder access
- Beautifully landscaped south-facing rear garden with patio and lawn
- Neat, low-maintenance front garden and private driveway for two cars
- Single integral garage
- Gas central heating and double glazing

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



All integrated kitchen appliances will be included in the sale of the property, including the dishwasher and washing machine. EPC: B CT: E Factoring: RMG Living Approx.: £16.50 P/Q & Hacking & Paterson Approx. £23 P/Q.

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.



