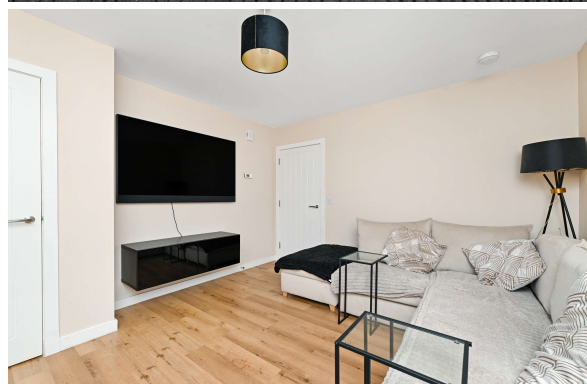




3 Davidson Court  
WALLYFORD | EAST LOTHIAN | EH21 8GT

  
**warners**  
solicitors & estate agents



## 3 Davidson Court

WALLYFORD | EAST LoTHIAN | EH21 8GT

Warners are delighted to present this beautifully presented three-bedroom end-of-terrace home, perfectly positioned in a quiet and popular modern development in Wallyford. Offering stylish and contemporary accommodation throughout, this property is ideal for families, first-time buyers, or professionals seeking a move-in-ready home with excellent transport links to Edinburgh and beyond.

The ground floor features a spacious and welcoming living room leading through to a modern dining kitchen, complete with integrated appliances and patio doors opening directly onto a beautifully manicured rear garden. The garden is a real highlight of the property, featuring a patio area for outdoor dining, a neat lawn, and a lovely decking area to the rear – perfect for relaxing or entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from generous space and built-in storage, while the additional bedrooms are ideal for children, guests, or a home office.

Further benefits include gas central heating, double glazing, excellent storage options, and resident car parking available to the front of the property.

Early viewing is highly recommended to fully appreciate this superb home and its peaceful setting within easy reach of local amenities, schools, and Wallyford train station.

- Modern three-bedroom end-terrace in quiet Wallyford setting
- Stylish dining kitchen with garden access
- Landscaped garden with patio, lawn & decking
- Bright, spacious living room
- Contemporary bathroom & good storage
- Resident parking and great transport links

Council tax band D, EPC rating B.

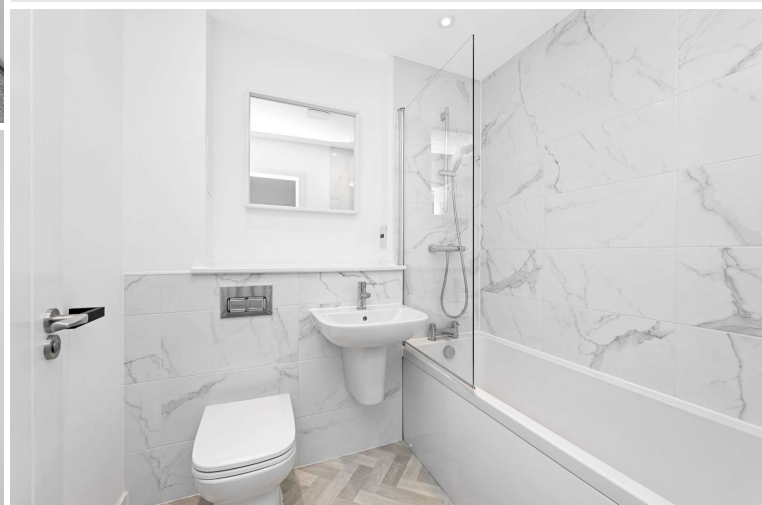
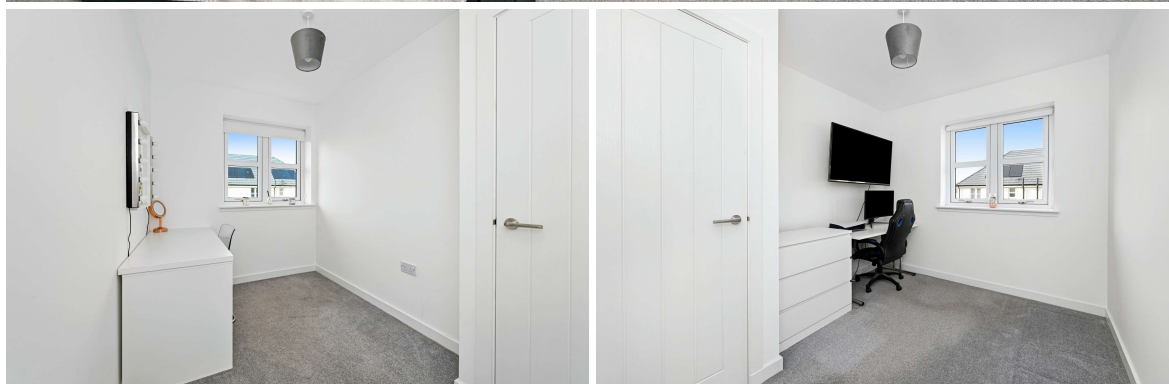
Included in the sale will be blinds, light fittings, fridge freezer, dishwasher and washing machine. TV unit and shoe storage unit. The TV bracket in the living room will be removed by the seller.

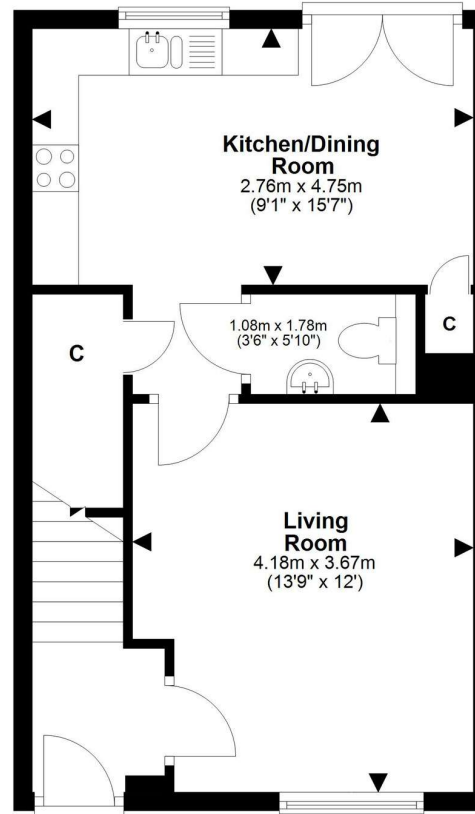
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



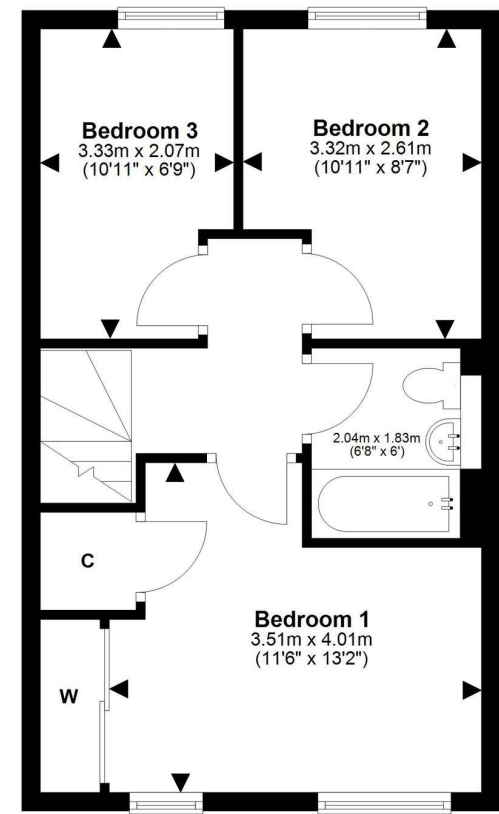
Factor fee - approximately £16 per month

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.