



9 Laing Loan, Wallyford  
MUSSELBURGH | EH21 8GU

**warners**  
solicitors & estate agents





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Stunning Four-bedroom detached house, offering immaculately presented living space over two floors with enclosed rear garden, garage and driveway. This fabulous home is in excellent order throughout and offers comfortable and light filled living space with many eye-catching finishing touches and effortlessly stylish decor throughout.

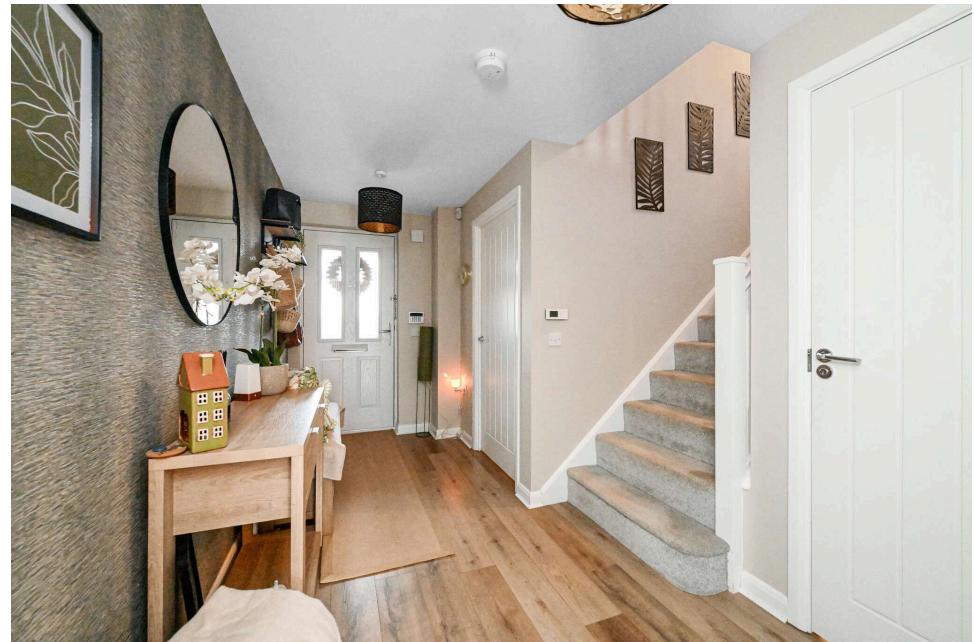
Downstairs the property comprises a bright and spacious living room, a stylish kitchen/dining room with patio doors leading out to the rear garden and the fully fitted kitchen currently comprises a fridge/freezer, gas hob, oven and fan, breakfast bar, utility cupboard with washing machine, and dining area. There is also a handy downstairs WC. Upstairs there are four well-proportioned bedrooms with built in storage and two with stunning views of the Pentlands and the master with an en-suite shower room. Completing the accommodation is the stylish bathroom with a separate bath and shower.

The property also benefits from an attic, well-kept front and rear gardens made up of a patio, astro, decking and an outside tap. Early viewing is recommended to avoid missing out.

- Entrance hall with storage
- Spacious living room
- Four well-proportioned bedrooms, two with views of the Pentlands
- Fully fitted dining kitchen with patio doors into the rear garden
- Two Stylish bathrooms
- Gas central heating and Double glazing
- Lovely enclosed rear garden and further Private front garden
- Front driveway and garage

**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. 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.



All fixtures and fittings will be included in the sale.

Energy Rating C and Council Tax Band F

