



21 Wallace Avenue
WALLYFORD | EAST LOTHIAN | EH21 8BZ


warners
solicitors & estate agents



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Nestled in a quiet, modern estate in the heart of sought-after Wallyford, moments from excellent amenities, the train station, quick access to the A1 and the vast open East Lothian countryside is this immaculately presented terraced house. Boasting ample resident's parking, a secluded rear garden, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge with striking herringbone style flooring and a media wall, a contemporary dining kitchen with attractive and sleek units and downstairs is completed by a useful W/C. Upstairs enjoys two large double bedrooms (both with built-in mirrored wardrobes) and the home is completed by a stylish bathroom with shower over bath. Externally the low maintenance, fully enclosed, secluded rear garden has a striking pergola and a paved section ideal for al fresco dining.

- Terraced house in quiet, modern development
- Private secluded low maintenance garden
- Ample resident's parking
- Welcoming hallway
- Bright lounge with media wall
- Contemporary dining kitchen
- Two large double bedrooms
- Stylish shower room
- Council Tax Band: D
- Energy Rating: C

Factoring Fees payable to James Gibb Residential Factors approx £45-60 per quarter

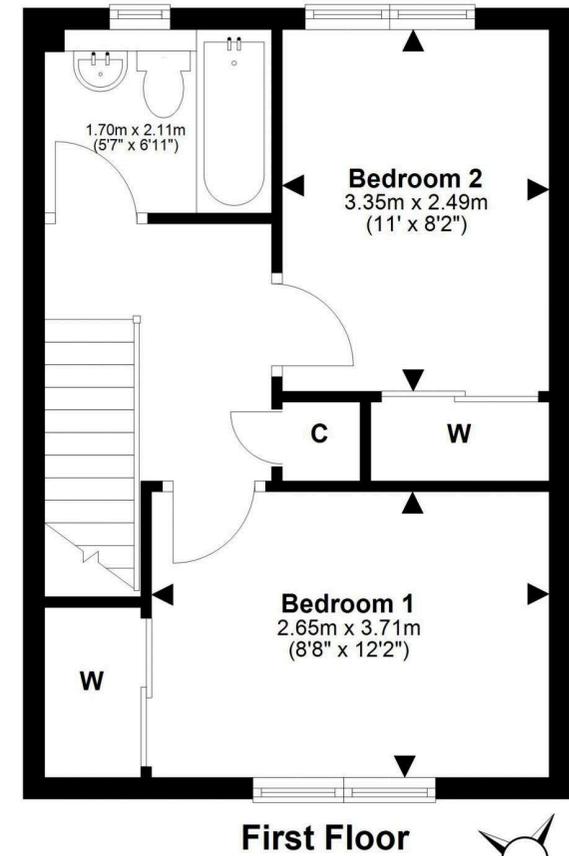
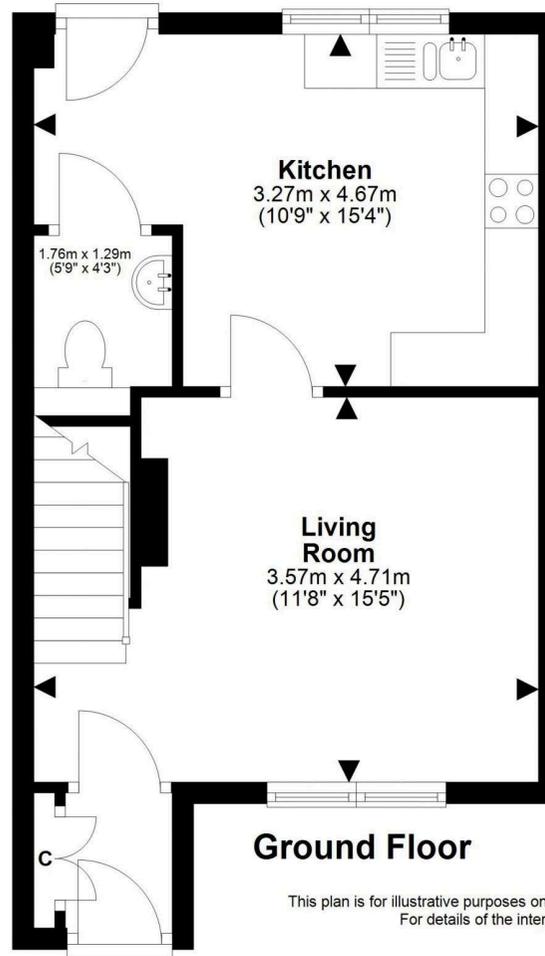
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All of the blinds, floating shelves and light fittings will be included in the sale. The washer dryer, dishwasher, TV bracket in the bedroom, shelving unit next to the media wall, shoes/coats unit next to the back door and the shoes shelves next to the front door will also be included in the sale. The inclusion of the fridge is subject to negotiation.

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.





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.

