



25 Scarlett Park
WALLYFORD | EAST LOTHIAN | EH21 8BY


warners
solicitors & estate agents



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Nestled in a quiet, modern, manicured cul-de-sac in the heart of Wallyford moments from excellent amenities, the train station, city bypass and the vast open countryside is this immaculately presented semi-detached house. Boasting large front and rear gardens, a long driveway, garage, loft storage, gas central heating and double glazing this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with big picture window, a contemporary kitchen with attractive units and garden access, a garden facing dining room with patio doors and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys a spacious master bedroom with built-in wardrobes and elegant en-suite shower room, two further well-proportioned bedrooms (one with built-in storage) and the home is completed by a main bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with a paved section ideal for entertaining.

- Semi-detached house in quiet cul-de-sac
- Close to train station and countryside
- Front and rear gardens, driveway and garage
- Welcoming hallway with a W/C
- Bright lounge, dining room and kitchen
- Three double bedrooms
- Two bathrooms.

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

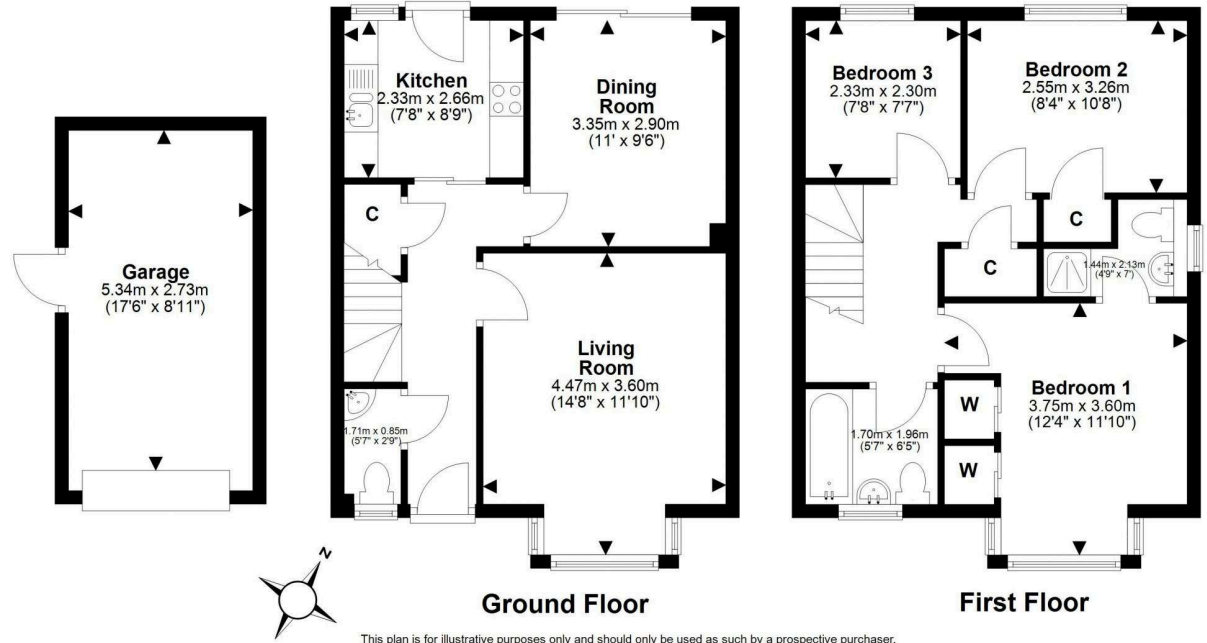


Council Tax D. Energy Rating C.

All fittings, fixtures, integrated kitchen appliances and blinds will be included in the sale.

The popular historic village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh which lies just to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Some of Scotland's finest golf courses are conveniently close. 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 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 making Wallyford a firm favorite amongst commuters. The Edinburgh city bypass is within easy reach for access to Edinburgh, the airport and Glasgow.





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.