



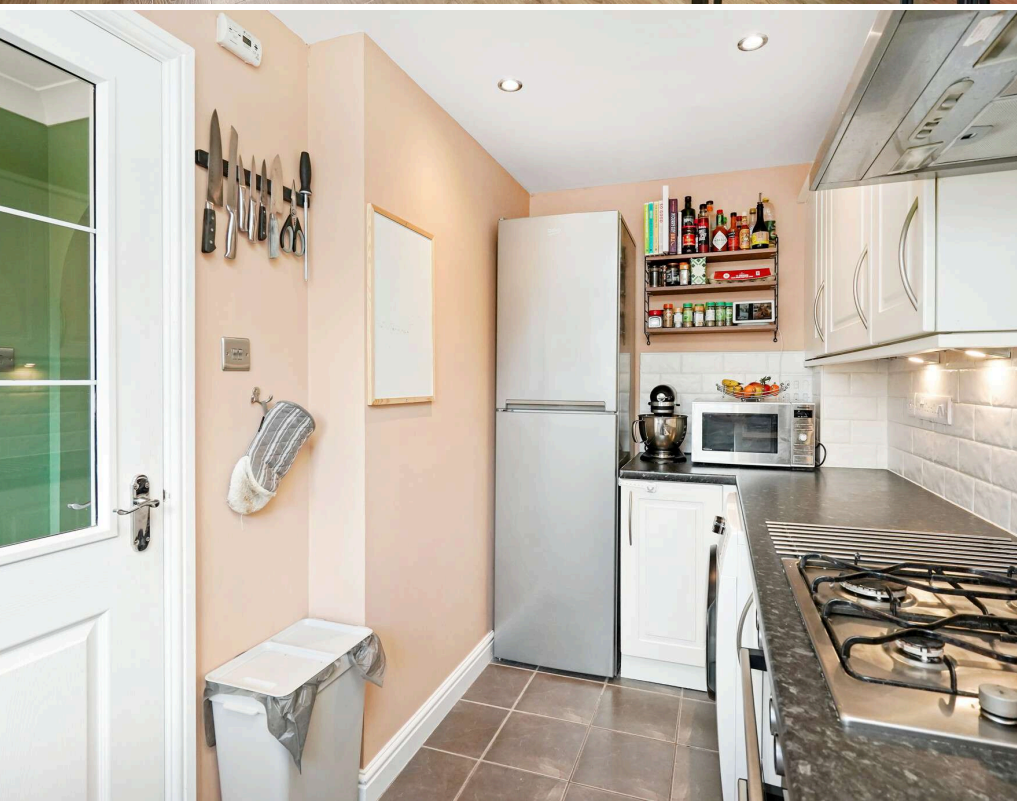
14 Park Gardens, Wallyford, EH21 8DB



## Welcome

Welcome to 14 Park Gardens—a rare chance to acquire a property of this style in an established modern development. We are pleased to present this bright, spacious three-bedroom semi-detached townhouse, featuring double glazing, gas central heating, two dedicated parking spaces, visitor parking, and gardens at both the front and rear. This home is perfectly suited for professional couples and young families. Located in the sought-after East Lothian town of Wallyford, it offers excellent connections to Edinburgh and beyond, thanks to its proximity to the A1 and its own train station. Viewings are available by appointment, so please arrange yours as soon as possible.

- Entrance hallway
- Ground floor WC
- Spacious living and dining room with rear facing French doors and under stair store cupboard
- Modern fitted kitchen with a range of base and wall units, gas hob, double oven, extractor, integrated dishwasher, washing machine and fridge freezer
- First floor landing
- Family bathroom with three-piece white suite, shower over the bath, wc, sink, heated towel radiator, and airing store cupboard
- Bedroom two with twin rear facing windows and built-in wardrobes
- Bedroom three with twin front facing windows
- Top floor landing with side facing window and built in double storage
- Main bedroom with Dormer style window to the front
- En-suite shower room with Velux window to the rear
- Double glazing, gas central heating, and Power cable for future EV Charger
- Private garden grounds to the front and rear
- Two sheds, one fitted with a sink and electricity
- Two allocated parking spaces and additional visitor parking
- Superb transport links including a local train station







## Wallyford

Wallyford is a thriving commuter village situated in East Lothian, offering the perfect blend of rural charm and modern convenience. Well-served by local amenities including shops, schools, and leisure facilities, the area also benefits from excellent transport links, with a nearby train station providing swift access to Edinburgh city centre and surrounding towns. Residents enjoy picturesque countryside, coastal walks, and a strong sense of community, making Wallyford an increasingly popular choice for families and professionals alike.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and free-standing white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Items of furniture may also be available by negotiation.





# Get in touch

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 0131 240 3818

Property Hub:

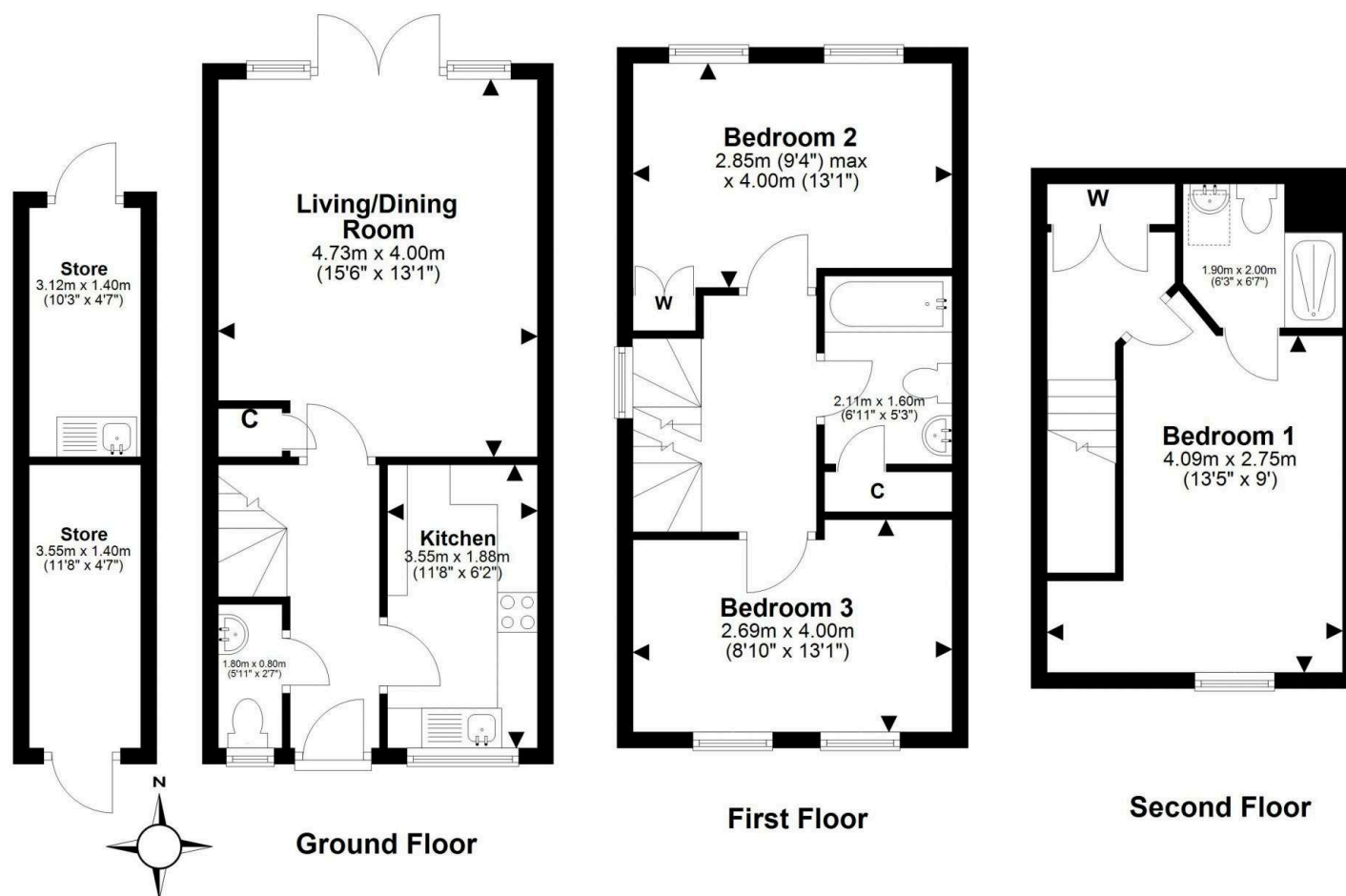
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.