

62 Wallace Crescent

WALLYFORD | EAST LOTHIAN| EH21 8DD

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Nestled in a quiet cul-de-sac in the heart of Wallyford, moments from the train station, excellent amenities and the vast open East Lothian countryside, is this immaculately presented detached house. Set over three spacious levels the home boasts a long driveway, garage and a South-East facing rear garden.

The accommodation on the ground level comprises a welcoming entrance hallway with a useful W/C compartment, a bright bay windowed lounge, a stunning dining kitchen with attractive units, generous dining space and garden access. The first floor enjoys a double bedroom with built-in wardrobes and an elegant en-suite shower room, two further well-proportioned double bedrooms and the floor is completed by a family bathroom with three piece suite. The top level benefits from a master bedroom with Velux, built-in storage and a further en-suite shower room. Externally the fully enclosed, secluded, South-East facing landscaped rear garden is mainly laid to lawn with a decked section ideal for al fresco dining.

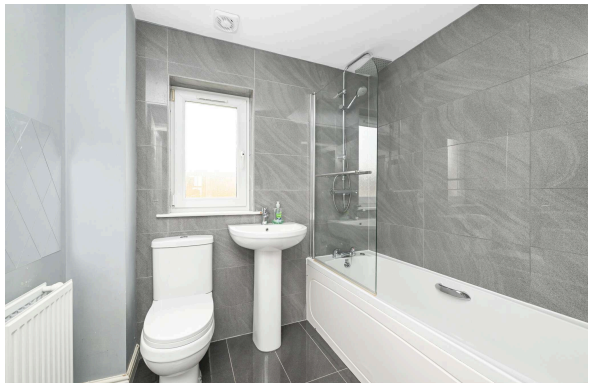
- Modern detached house over three spacious levels
- Driveway, garage and secluded gardens
- Quiet setting in modern development close to train station
- Welcoming hallway, bright lounge and large dining kitchen
- Four spacious bedrooms and three bathrooms and a W/C
- Gas central heating and double glazing

Energy rating C, Council tax band F. Factor is managed by James Gibb and costs around £50-£80 per quarter.
Extras included in this sale will be blinds, curtains, fridge/freezer, dishwasher and washing machine.

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







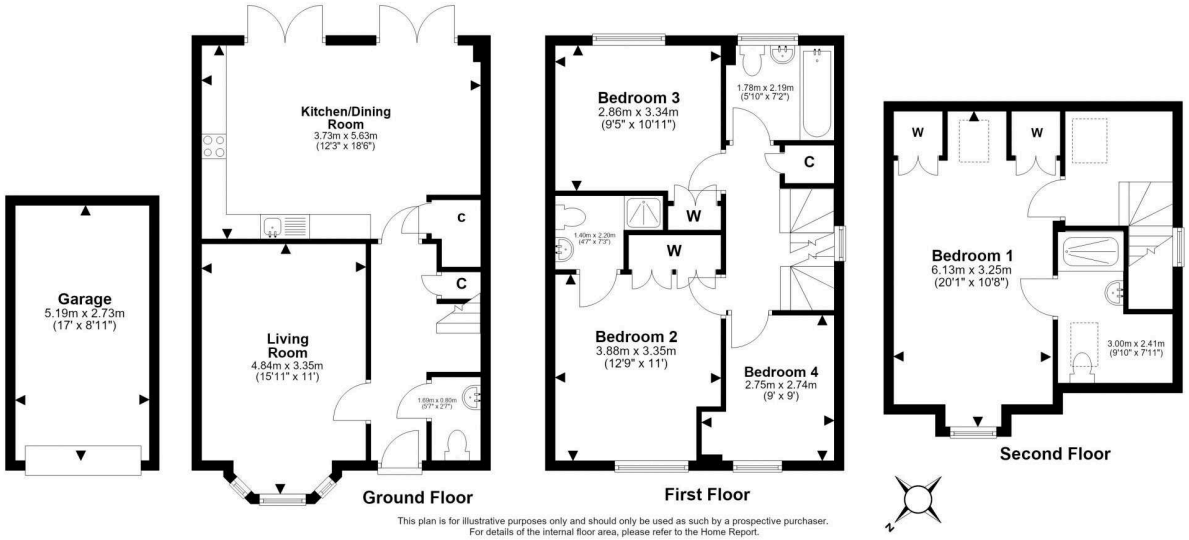
The popular historic village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh which lies just to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Some of Scotland's finest golf courses are conveniently 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.

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