

9 Chute Crescent

WALLYFORD | EAST LOTHIAN| EH21 8GL

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Nestled in the heart of a modern, manicured development in sought-after Wallyford, moments from excellent amenities, quick car and rail links, local parks, and the vast open East Lothian countryside is this immaculately presented semi-detached house. Boasting a South facing rear garden, a long driveway, gas central heating and double glazing this property would make an ideal buy in a well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright lounge with three pane window, a contemporary dining kitchen with attractive units, generous dining space, utility cupboard off and garden access and downstairs is completed by a useful W/C. Following up a carpeted staircase the upper level enjoys a spacious master bedroom with an elegant en-suite shower room, and a second well-proportioned double bedroom, a third single bedroom or ideal home office or nursery and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with a paved section ideal for al fresco dining and entertaining.

- Semi-detached house in quiet, modern development
- South facing rear garden and driveway
- Hallway, bright lounge, luxury dining kitchen and W/C
- Three bedrooms and two stylish bathrooms
- Gas central heating and double glazing

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







All integrated kitchen appliances will be included in the sale of the property. Other items may be available with separate negotiation EPC: B. CT: E. Factoring: Hacking & Patterson. £100 float + approx. £120 P/Y.

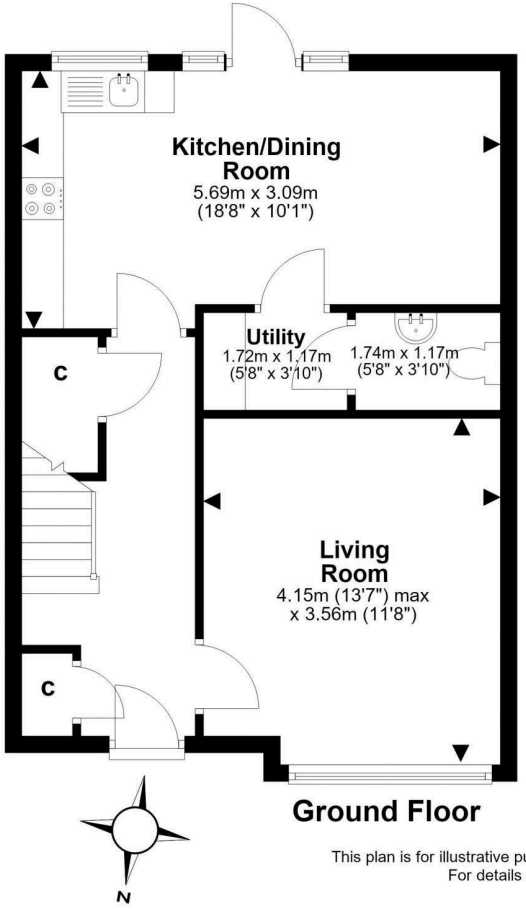
The popular historic village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh which lies just to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Some of Scotland's finest golf courses are conveniently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



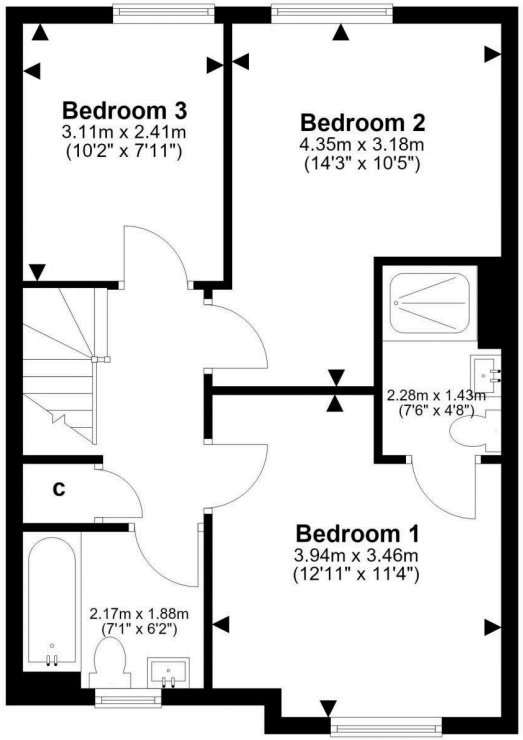








Ground Floor



First Floor

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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