



26 Laing Loan
WALLYFORD | EDINBURGH | EH21 8GU


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Nestled in a quiet, modern, manicured development in the heart of Wallyford, moments from excellent amenities, quick car and rail links and the vast open East Lothian countryside is this immaculately presented detached house. Boasting a wide driveway, an integral garage and landscaped private gardens this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window that floods the room with an abundance of natural light, a contemporary dining kitchen with attractive units, generous dining space and French doors to the rear garden and downstairs is completed by a useful utility room and a W/C compartment.

Following up a carpeted staircase the upper level enjoys a master bedroom with stylish built-in wardrobes and an elegant en-suite shower room, three further well-proportioned double bedrooms and the villa is completed by an exquisite main bathroom with bath and separate shower.

Externally the beautiful rear garden is mainly laid to lawn with an ample paved section with pergolas creating a fantastic eating and entertaining space.

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





- Detached home in quiet, modern development
- Bright lounge
- Luxury dining kitchen with doors to garden
- Utility room
- Master bedroom with en suite
- Three further double bedrooms
- Family bathroom and downstairs WC
- Partially floored attic offering additional storage
- Enclosed rear garden
- Front garden
- Wide driveway with EV charger
- Integral garage
- Four double bedrooms and two bathrooms
- Close to train station, A1 and excellent amenities

Energy Rating B. Council Tax band F.

Included in the sale will be all curtains, blinds, the integrated washing and fridge freezer, and metal pergolas in the garden. The wooden bed in the fourth bedroom is available if required. Please note the neon light in the kitchen will be removed prior to sale.

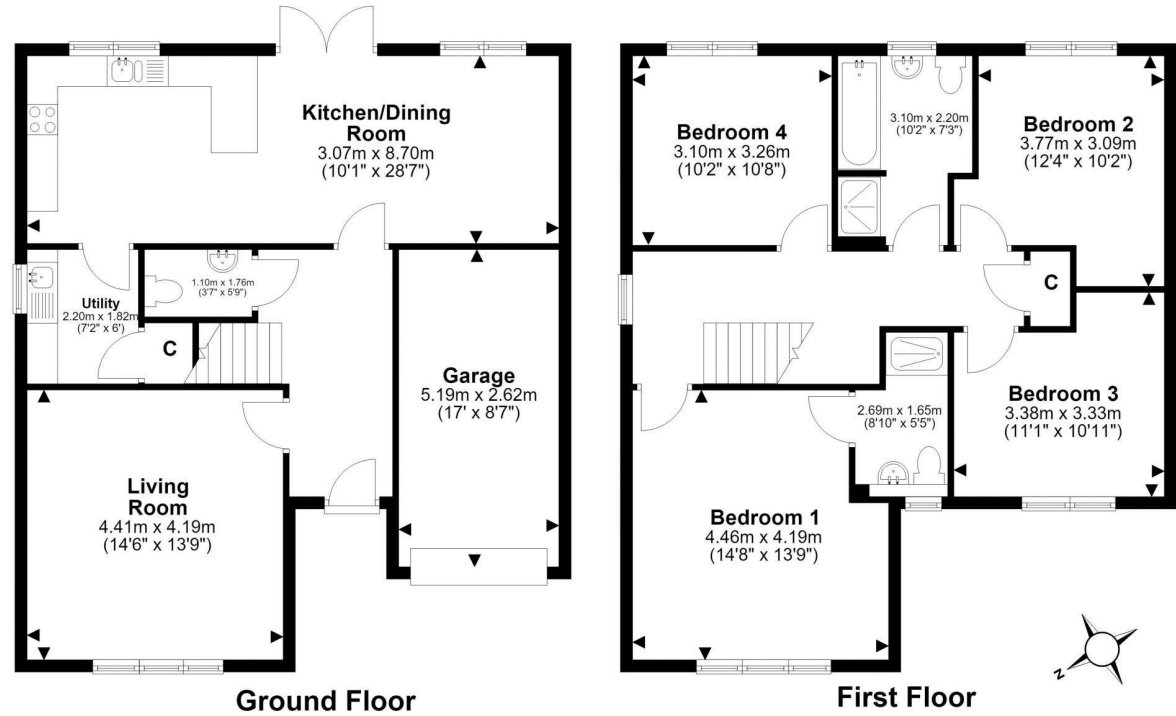
Factor fees of £29 per quarter approx., plus £75 float.



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. There are both primary and secondary schools just a short walk from the property. 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.