



32 Cleugh Rise  
WALLYFORD | EAST LOTHIAN | EH21 8FJ

  
**warners**  
solicitors & estate agents



## 32 Cleugh Rise

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Built circa 2022 this modern semi-detached villa would make an ideal home in a tranquil, modern development. Set in the heart of Wallyford close to excellent amenities, quick transport links and vast open green spaces the property offers well-planned accommodation over two levels in stunning move-in upgraded condition.

On the ground floor the living room to the front of the property lets in plenty of natural light and provides a great space for entertaining guests with a feature media wall. The kitchen/dining room off which enjoys a utility room, is particularly spacious with the modern kitchen benefiting from generous dining area. From here, access is granted to the well-sized private fully enclosed rear garden. A WC completes the accommodation on this level. Upstairs, the principal bedroom benefits from a large cupboard and built-in mirrored wardrobes. The two further bedrooms are both of a good size, and a modern family bathroom completes the internal accommodation. Externally the fully enclosed South East facing rear garden is mainly laid to lawn with a wide driveway to the side.

- Semi-detached house with South/East facing rear garden
- Heart of modern, manicured development
- Welcoming hall, bright lounge, dining kitchen W/C and utility
- Three ample bedrooms and stylish bathroom

Council Tax Band D, Energy rating B

FACTOR -Approx £40 per month, payable to Hacking & Paterson



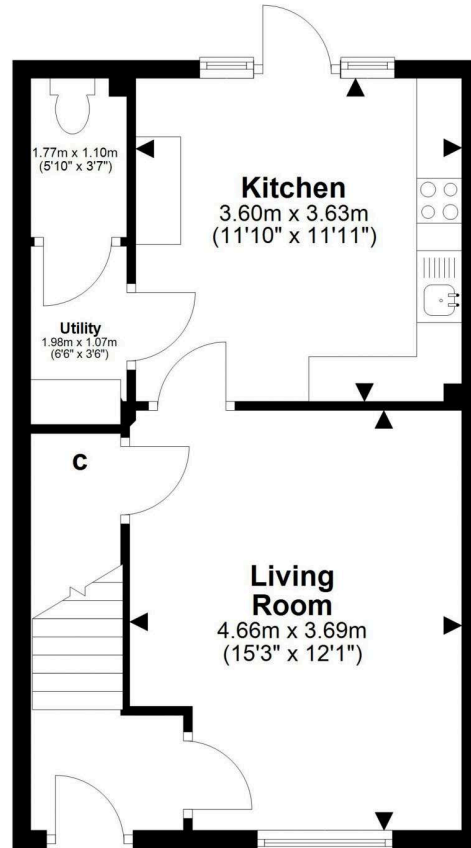
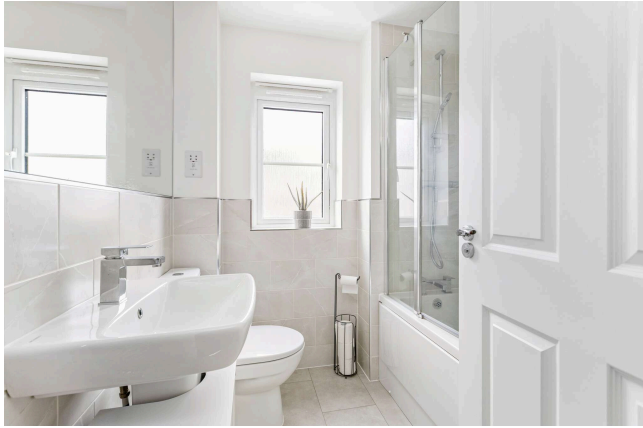
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



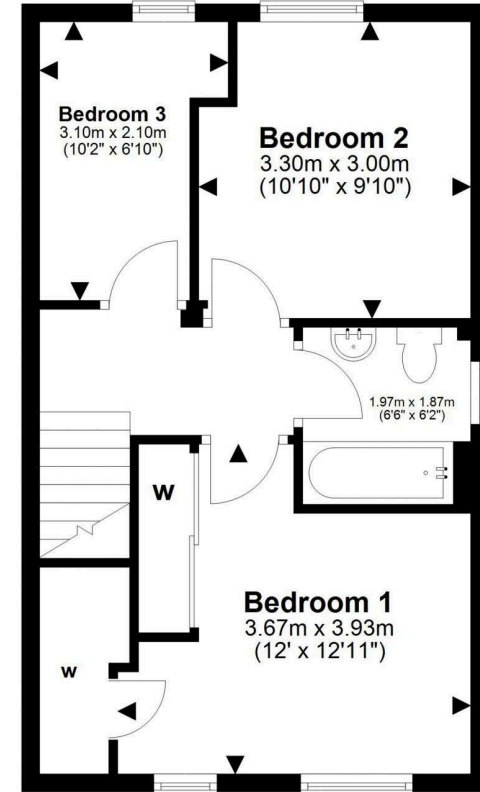
All fixtures, fittings, integrated kitchen appliances, curtains in the living room, blinds and wendy house/Small wooden hut in the back garden will be included in the sale. Curtains in the main bedroom, and double wardrobe in the second bedroom and floating shelves will not be included in the sale.

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. 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.





**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.