

19 Innes Neuk, Wallyford, EH21 8EW



### Description

Impressive 3 bed semi detached villa with sleek, elegant interiors, and deluxe fixtures, commanding an enviable setting within an established development. The property is close to a good range of amenities and superb transport links, including waking distance to a train station. This comfortable home is a natural choice for a professional couple or family and comes with the added attraction of an enclosed rear garden with garden studio which provides an all-seasons entertainment space and could be used as a garden office, home gym and store.

- Hallway with cloak room/WC
- Living/dining room
- Well appointed kitchen/breakfast room
- Master bedroom with fitted wardrobe and en-suite
- Two further bedrooms, one with fitted wardrobes
- Bathroom featuring a modern three piece white suite with shower over the bath
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Partially floored attic
- Enclosed rear garden perfect outside entertaining and relaxation
- Superb garden studio which provides an all-seasons entertainment space
- Garage with off street parking in front

### Extras

The oven, hob, washing machine, dishwasher, fridge/freezer and large grey shed are included.

### Factor

The development is factored by Hacking & Paterson for approx. £25 per quarter according to the vendor. RMG Scotland factor look after the general maintenance and landscaping of communal grounds at approx. £18-£20 per quarter.



### Location

Approximately 9 miles east of Edinburgh city centre, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks, to East Lothian's idyllic sandy coastline and its wealth of renowned golf courses. Wallyford also provides a quick and easy commute into Edinburgh thanks to the nearby A1. The village is well served by local amenities, with convenience stores, a post office, and eateries and now has it's own primary and secondary school within the development. Further shops, supermarkets, pubs, and cafes can also be enjoyed in the thriving coastal town of Musselburgh, which is only two miles away. More extensive shopping and leisure facilities are on offer at nearby Fort Kinnaird Retail Park as well. Wallyford has excellent public transport link with its own railway station on the Edinburgh - North Berwick line, a handy Park and Ride, and regular bus services. It also offers quick access to the City of Edinburgh Bypass for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.

### Price and Viewing

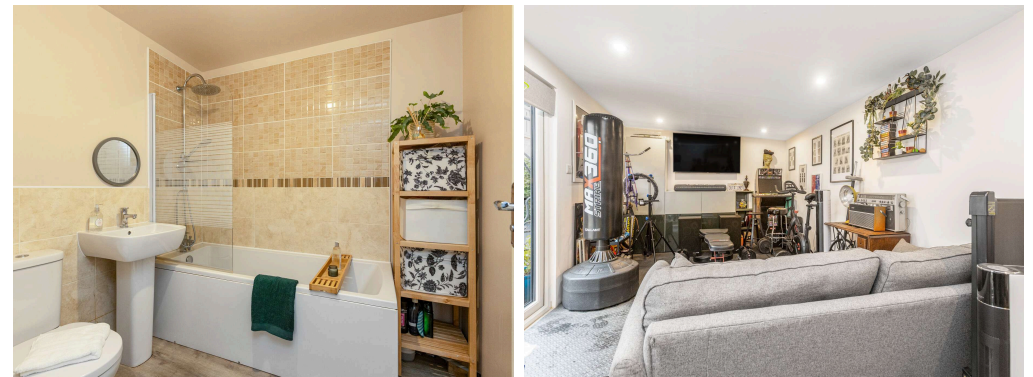
For price and viewing information or further details on this property please contact us on 0131 557 3188.

**EPC Rating: B**





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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

**espc**