



Solicitors & Estate Agents










Offers Over

**£250,000**

## 26 Harvester Road

Wallyford | East Lothian | EH21 8GH

An excellent opportunity has arisen to purchase this immaculate semi-detached villa with private garden, quietly situated within an established modern development close to excellent transport links and local amenities. In move-in condition the property would undoubtedly appeal to young professionals or growing families and early viewing is highly recommended.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Residents parking
-  Private garden
-  EPC rating - B
-  Council tax band - D



## Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard and downstairs WC, contemporary fitted kitchen with integrated appliances, spacious and bright lounge/dining with French doors providing direct access to the private rear garden, light and airy principal bedroom, two further well proportioned bedrooms and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating, double glazing, solar panels and a loft which has a pull down ladder attached, shelving and floor boards for storage, and complies with the 10 year NHBC guarantee.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances.

## Gardens & Parking

There is a fantastic sized fully enclosed private garden to the rear which is mainly laid to lawn. To the front there is a further area of lawn together with residents parking. There is a factoring fee payable to Hacking & Paterson for the upkeep of the communal grounds and is approximately £23 per quarter. Further information can be made available by the selling agent.

## Viewing

By appointment through Neilsons (0131 625 2222).

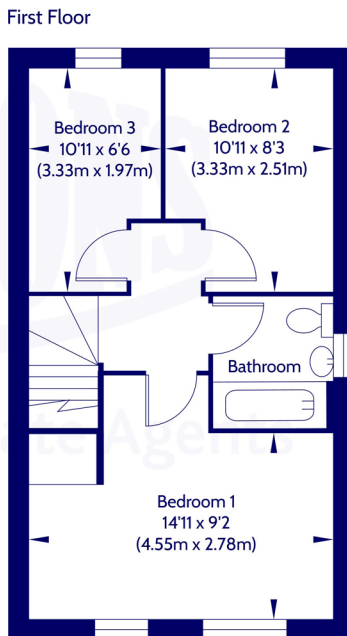
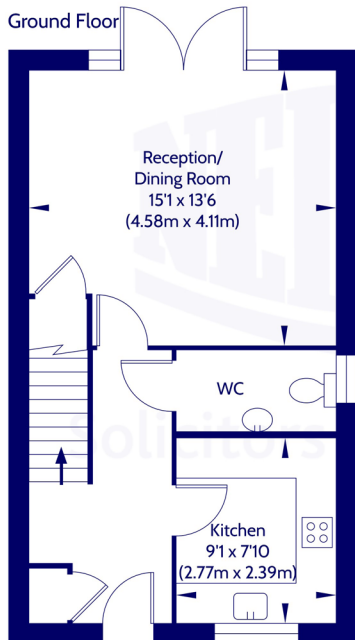




## Location

The village of Wallyford is located within the heart of East Lothian, approximately two miles southeast of Musselburgh and adjacent to the A1. It is close to pleasant open countryside and provides pleasant walkways and cycle tracks with excellent beaches nearby along the East Lothian coast. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found in 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 Wallyford itself, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh City Bypass is within easy reach. The award winning Wallyford Primary School is within close proximity and a new local high school is planned to open in the near future.





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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