



25 Masons Way
| WALLYFORD | EH21 8BF


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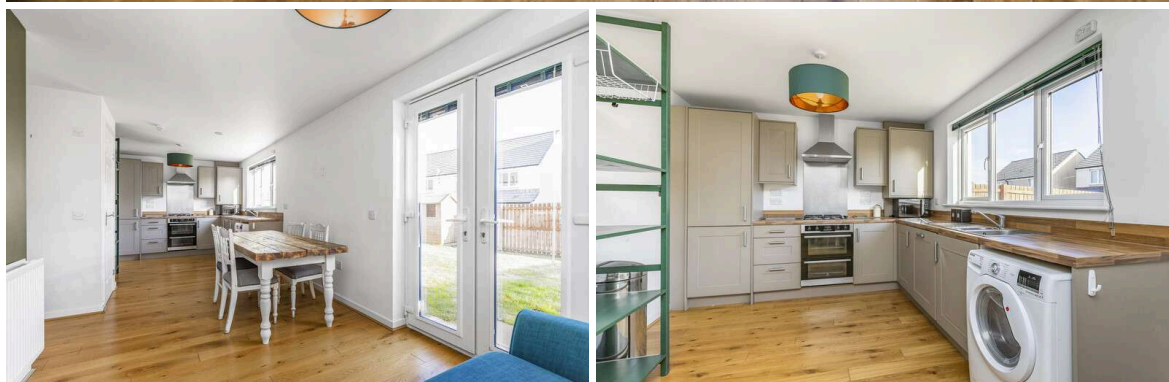
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Set in the heart of a modern, manicured development, moments from excellent amenities, quick transport links and vast open green spaces is this spacious detached villa. Boasting a long driveway, front and rear gardens, double glazing and gas central heating this property would make an ideal family home in a highly sought-after location. The accommodation comprises a welcoming entrance hallway, bright lounge, study which would make an ideal home office or 5th bedroom, contemporary dining kitchen with attractive units, generous dining space and garden access and downstairs is completed by a useful W/C. Following up a wide staircase the upper level enjoys a large master bedroom with elegant en-suite shower room, three further well-proportioned double bedrooms and the house is completed by a stylish main bathroom with shower over bath. Externally the fully enclosed rear garden is laid to lawn.

- Modern detached family home
- manicured development with quick links nearby
- Driveway and front and rear gardens
- Welcoming hallway
- Bright lounge
- Contemporary kitchen with dining space
- home office or 5th bedroom
- Four double bedrooms
- Two bathrooms and a W/C

EPC Rating: B

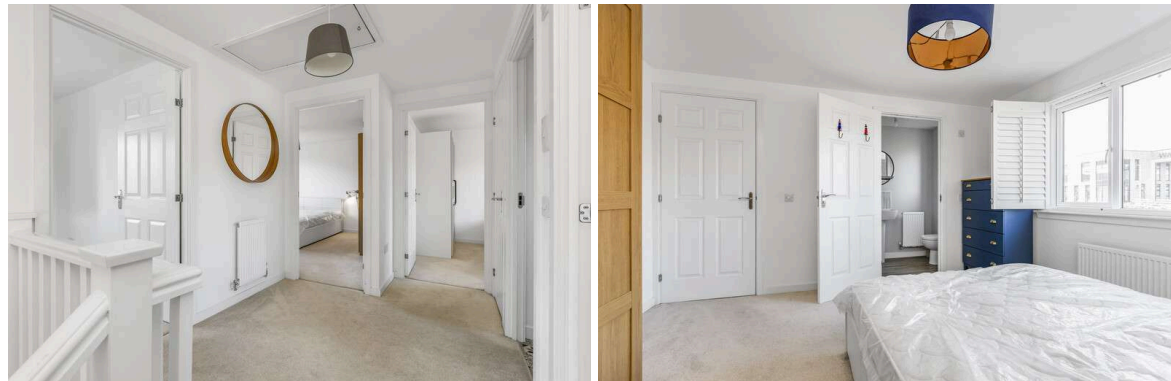
Extras included with Sale: all kitchen white goods, all blinds throughout the house

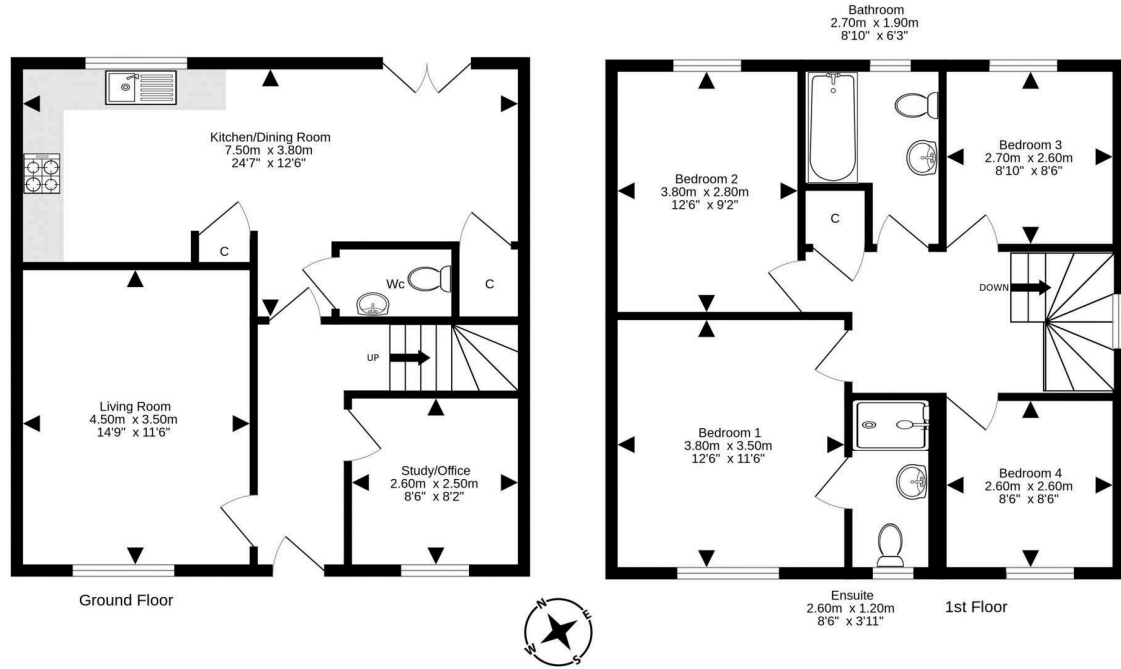


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular village of Wallyford is located in the heart of East Lothian just a short drive from Musselburgh and 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 also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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