



35 Wallace Avenue
WALLYFORD | WALLYFORD | EH21 8BZ


warners
solicitors & estate agents



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Particularly appealing detached villa with generous enclosed rear garden, offering a high degree of privacy and security. Forming part of a sought-after modern development enjoying an extremely convenient location, close to excellent transport links.

This lovely home provides generously proportioned family living space in good decorative order providing all modern comforts throughout and has the added attraction of a garage and driveway for two cars. Accommodation comprises of:

- Hall
- Spacious living room with bay window
- Kitchen/dining/family room with spacious walk-in storage cupboard and patio doors onto rear garden
- Utility room with adjoining WC
- Master bedroom with bay window, fitted double wardrobes and en-suite shower room
- Three further double bedrooms with fitted double wardrobes in bedrooms 2 and 3
- Family bathroom featuring a white suite and shower attachment
- Gas central heating
- Double glazing
- Private gardens front and rear, with rear garden featuring two decked areas, Spacious lawns, artificial grass putting green and maintenance free plastic shed
- Garage and double driveway

Extras included : light fittings, blinds, washing machine and shed

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



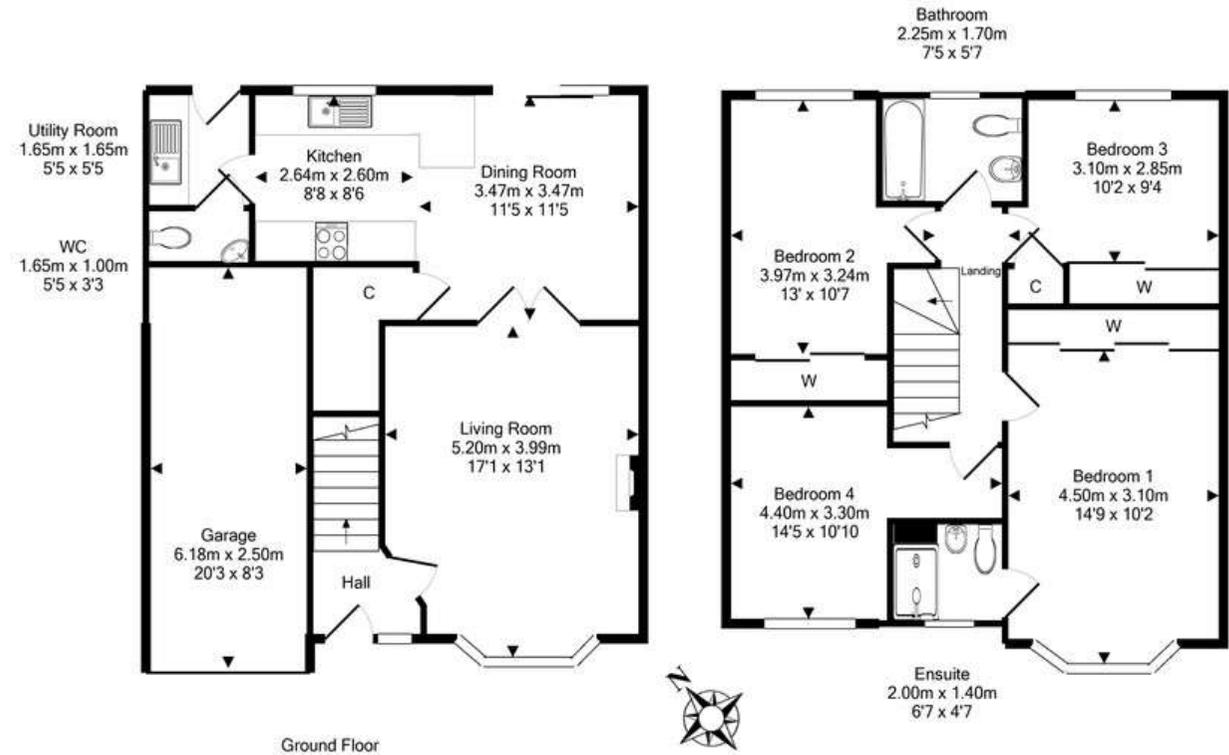
The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane.

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 five minutes walk away and several frequent bus services ensuring easy access to Edinburgh and the surrounding areas and the Edinburgh city bypass is within easy reach.

There is a newly built primary school in the village and a new high school is also planned.





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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