



9 Cleugh Rise
WALLYFORD | EAST LoTHIAN | EH21 8FJ


warners
solicitors & estate agents



9 Cleugh Rise

WALLYFORD | EAST LoTHIAN | EH21 8FJ

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 comprises a welcoming entrance hallway, a bright lounge with picture window, an exquisite dining kitchen with generous dining space and downstairs is completed by a useful utility room and W/C.

Following up a carpeted staircase the upper level enjoys a spacious master bedroom with built-in mirrored wardrobe and elegant en-suite shower room, two further well-proportioned bedrooms and the villa is completed by a stylish bathroom with white three piece suite. Externally the fully enclosed secluded rear garden is laid to lawn with a paved section ideal for al fresco entertaining.

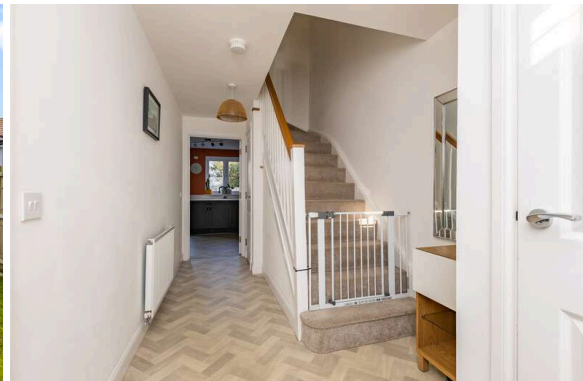
- Modern semi-detached home
- Quiet, modern estate in the heart of Wallyford
- Attractive views
- Welcoming hallway
- Bright lounge
- Stunning dining kitchen
- Three well-proportioned bedrooms
- Two bathrooms and a utility with W/C
- Secluded rear garden
- On street parking
- Double glazing and gas central heating

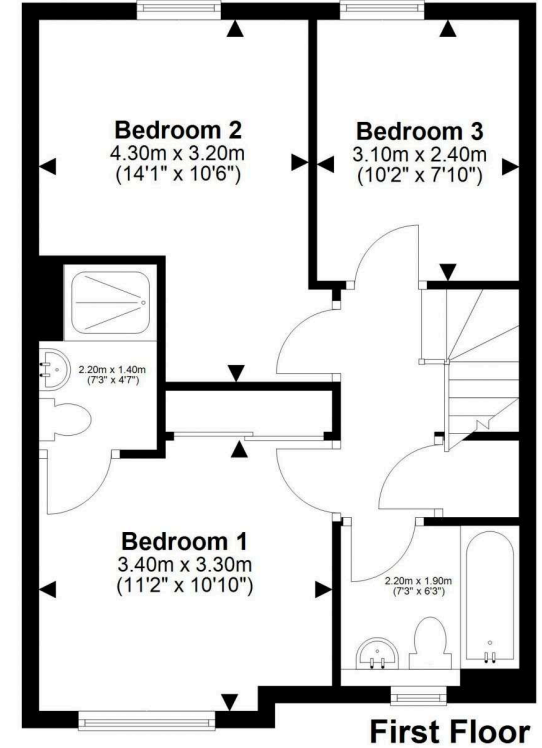
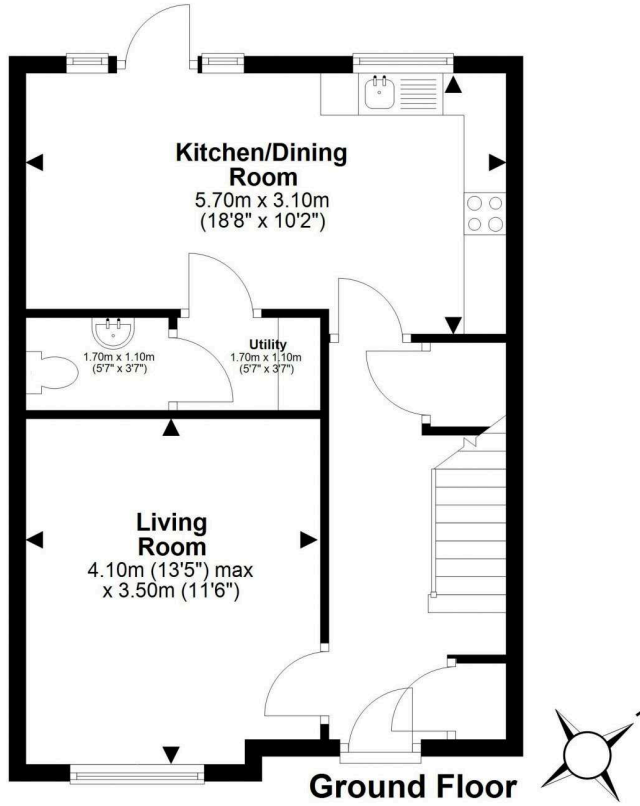
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds and integrated appliances will be included in the sale while the sofa and washing can be available with separate negotiation. Please note current light fittings will be removed and replaced. EPC Rating B.

The popular historic village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh which lies just to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Some of Scotland's finest golf courses are conveniently close. 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 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 making Wallyford a firm favorite amongst commuters. The Edinburgh city bypass is within easy reach for access to Edinburgh, the airport and Glasgow.





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