



27 Barbachlaw Way,
Wallyford, East Lothian, EH21 8TS



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Enjoying bright and immaculately presented interiors is this lovely detached house with gas central heating and double glazing. Forming part of a modern development in the village of Wallyford, the house offers fantastic family living.

The accommodation includes an entrance hallway with storage cupboard and a cloakroom fitted with a two piece white suite with window to the side. The lovely lounge has a windows to the front and side and understairs storage cupboard. The large dining/ kitchen/family room has windows and french doors to the rear. The kitchen has island and is fitted with a range of modern base and wall units with the double oven, induction hob, hood and fridge/fridge freezer to remain. Off the kitchen is a utility room with door to the side which has plumbing for a washing machine and space for a tumble dryer.

A carpeted staircase leads to the first floor landing with storage cupboard and hatch to the attic space. There are two generous double bedrooms, both with fitted wardrobes and en-suite shower rooms fitted with a two piece white suites with separate shower compartments. There are a further two double bedrooms. Completing the accommodation is the family bathroom with window to the rear fitted with a three piece white suite with separate shower compartment.

Externally, there is good sized fully enclosed garden to the rear which is mainly laid to lawn with two patio areas. There is also a driveway to the side of the property.

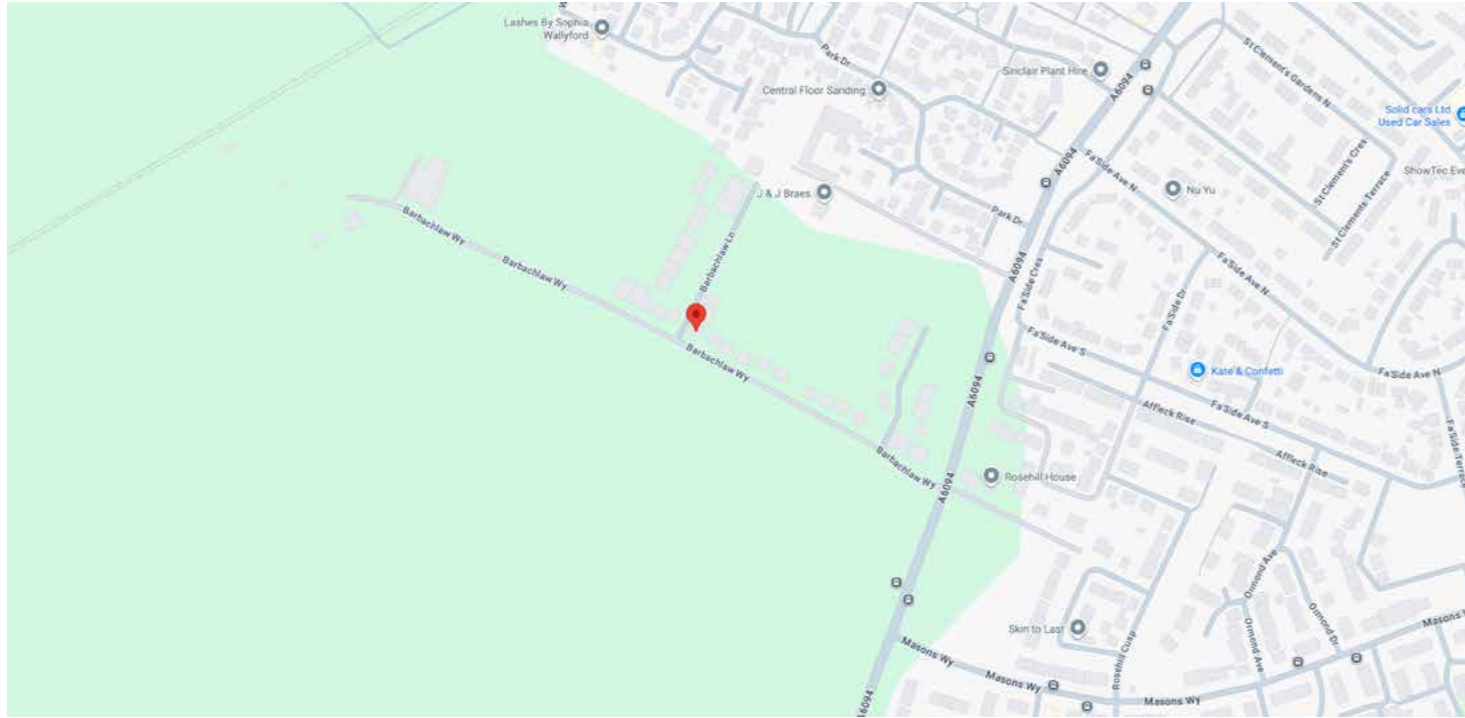
Early internal viewing of this stunning family home is essential to fully appreciate the stylish and immaculate accommodation.

There will be a factoring arrangement in place for the upkeep of common areas in the development but this will not be in place until the development is in place.





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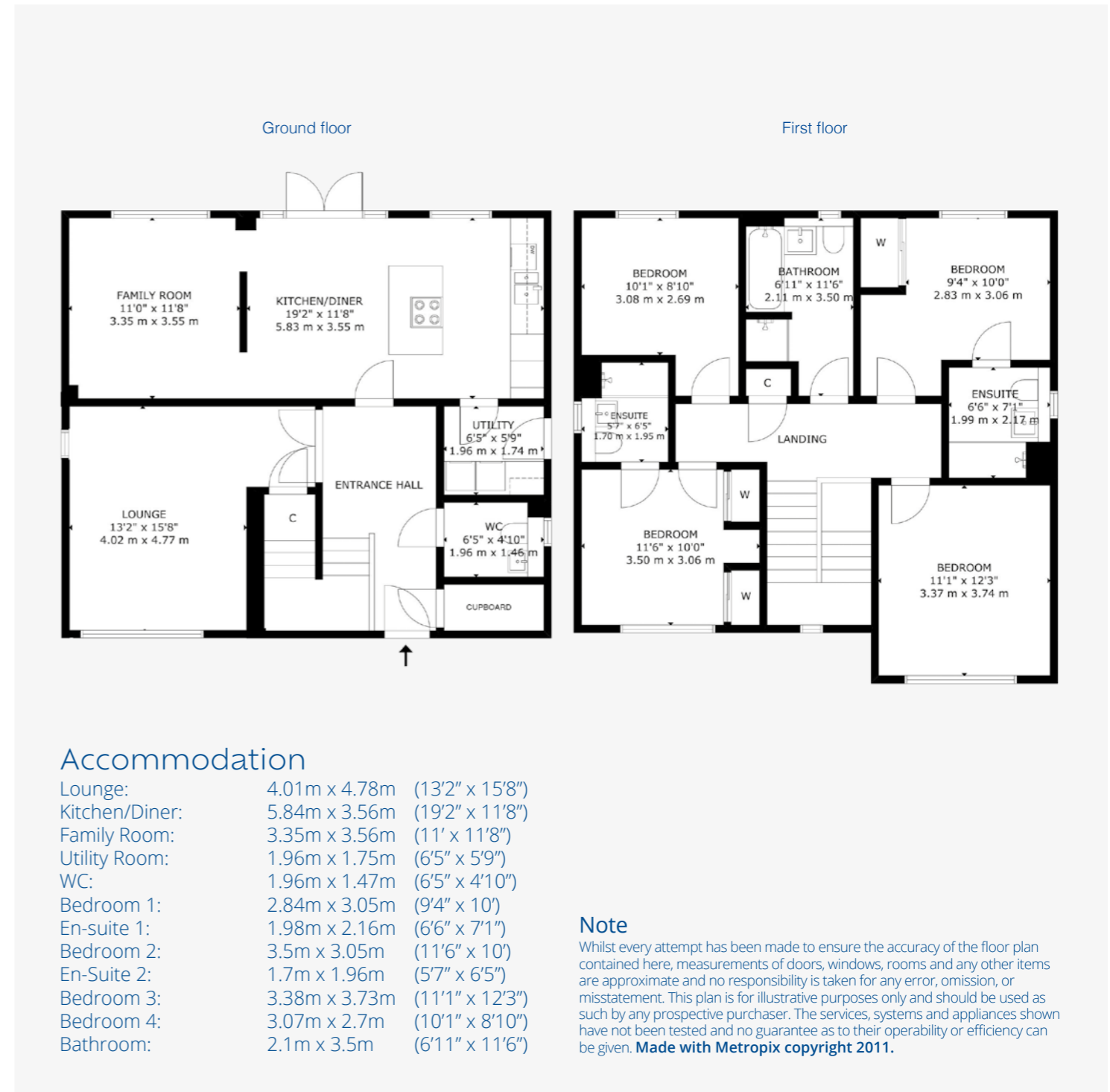


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Area Description

The appealing village of Wallyford is located two miles from Musselburgh and has become a popular commuter base with its own railway station offering quick and comfortable links with Edinburgh's City Centre. The A1 is in close proximity whilst the park and ride enhances regular connections for commuters. Wallyford is surrounded by green space with cycle tracks and

great family walks on your doorstep with Musselburgh lagoons and the East Lothian beaches nearby. There are excellent local amenities available within the village with further shopping available at the Asda and Aldi stores in nearby Tranent as well as Lidl in Prestonpans. Fort Kinnaird is also within easy reach with a wide variety of shops, restaurants and cinema. There is also primary and secondary schooling available in the village.



For more information or to register
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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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