

SIMPSON & MARWICK



3 Cleugh Rise, Wallyford, East Lothian, EH21 8FJ



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EPC: C (80)

Council Tax - E

A beautifully presented semi-detached family home in a sought-after East Lothian setting.



- Modern three-bedroom detached family home
- Presented in excellent condition throughout
- Bright and spacious sitting room
- Contemporary kitchen/dining room with garden access
- Utility area and ground floor WC
- Principal bedroom with en-suite shower room
- Two further generous bedrooms
- Modern family bathroom
- Private front and rear gardens
- Popular and family-friendly residential development
- Gas central heating and double glazing
- Excellent transport links to Edinburgh and beyond

Set within a popular modern development in the sought-after East Lothian village of Wallyford, this impressive three-bedroom detached home offers stylish contemporary living, generous accommodation and a superb family-friendly setting. Built as part of a modern residential development, the property has been exceptionally well maintained by the current owners and is presented in true move-in condition throughout.

The welcoming entrance hall leads to a bright and spacious sitting room overlooking the front garden, creating an ideal space for everyday family life and entertaining. To the rear, the contemporary kitchen and dining area provides an attractive open-plan environment with excellent storage, ample worktop space and direct access to the rear garden, allowing indoor and outdoor living to blend seamlessly. A useful utility area and convenient ground floor WC complete the accommodation on this level.

On the first floor, the principal bedroom benefits from a stylish en-suite shower room, while two further well-proportioned double bedrooms provide flexible accommodation for families, guests or home working. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys private front and rear gardens, with the rear garden offering a secure and enclosed outdoor space ideal for children, pets and summer entertaining. The detached nature of the property provides an attractive sense of privacy, while the home's modern construction and careful upkeep ensure excellent presentation throughout.

Location

Wallyford is a thriving and increasingly popular East Lothian village located just six miles east of Edinburgh city centre. The area offers an excellent balance of modern convenience and access to open countryside and coastline, making it highly attractive to commuters, families and professionals alike.

The village benefits from a range of everyday amenities including local shops, cafés, schooling and recreational facilities, while a wider selection of retail, leisure and dining options can be found in nearby Musselburgh and Fort Kinraid Retail Park. Residents enjoy easy access to East Lothian's renowned beaches, golf courses and scenic coastal walks.

For commuters, Wallyford is particularly well connected, with its own railway station providing regular services to Edinburgh Waverley in around 15 minutes. The nearby A1 offers swift access to Edinburgh City Bypass, the wider motorway network and Edinburgh Airport.

Combining modern family living with excellent connectivity and access to some of Scotland's most desirable outdoor amenities, Wallyford continues to be one of East Lothian's most sought-after residential locations.

Fixtures and Fittings

All fitted floor coverings, blinds, light fittings, hob, oven, fridge/freezer, are included in the sale of the property

Viewing details

By appointment contact Simpson & Marwick

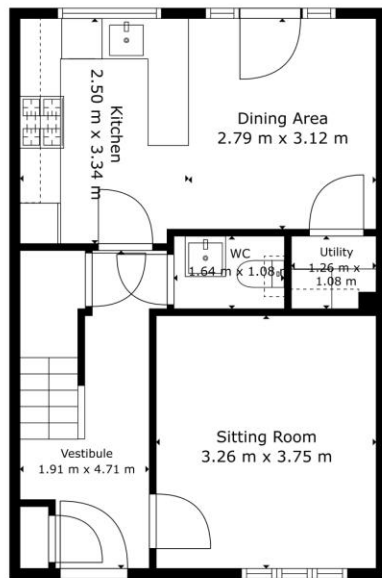


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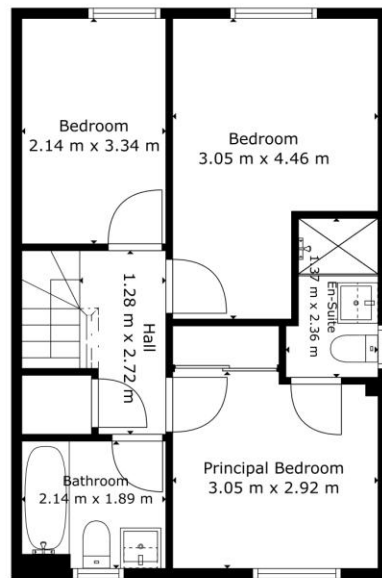
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Approx. Gross Internal Area:
925.696 Sq Ft (86 Sq M)

For Identification purposes only. Not to scale.



Ground Floor



1st Floor

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		