



56 Auburn Locks
WALLYFORD | EAST LoTHIAN | EH21 8FE


warner's
solicitors & estate agents



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Nestled in the heart of a modern, manicured development in sought-after Wallyford, moments from excellent amenities, quick transport links, local parks, and the vast open East Lothian countryside is this immaculately presented end terraced house. Boasting a South facing rear garden, resident's parking, gas central heating and double glazing this property would make an ideal buy in a well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright lounge with three pane window, a contemporary dining kitchen with attractive units, generous dining space and garden access and downstairs is completed by a useful W/C.

Following up a carpeted staircase the upper level enjoys a twin windowed master bedroom with built-in cupboard. A second well-proportioned double bedroom with a built-in mirrored wardrobe also benefiting from air conditioning/ heat pump system. A third single bedroom or ideal home office or nursery. The home is completed by a stylish bathroom with shower over bath. The property further benefits from boarded loft storage.

Externally the fully enclosed, South facing, secluded rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

- Modern end terraced house in modern development
- Close to A1 and quick rail links
- South facing garden and ample parking
- Welcoming hallway with useful W/C
- Bright lounge and stylish dining kitchen
- Three well-proportioned bedrooms
- Elegant bathroom with shower over bath

Council Tax D and Energy Rating B

Factor fee approximatley £35 per month, payable to Hacking & Paterson.

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



The sale includes all integrated appliances, blinds, and curtain poles. The washing machine and curtains are excluded from the sale. The air conditioning system is also excluded; however, this may be available by separate negotiation

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.



