



27 Eskfield View
WALLYFORD | MUSSELBURGH | EH21 8FB


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented three-bedroom semi-detached family home with private driveway, quietly positioned within a modern development in the popular East Lothian village of Wallyford. Offering bright and well-proportioned accommodation over two levels, this attractive home is ideally suited to families and first-time buyers alike.

The welcoming entrance hallway leads into a generous living room, offering excellent flexibility for a variety of furniture arrangements and benefiting from plenty of natural light.

To the rear is the spacious kitchen/dining room, creating a fantastic hub for everyday family life with direct access to the garden. The kitchen is fitted with a range of modern wall and base units, gas hob, fan oven and integrated appliances. A useful utility cupboard provides space for additional white goods. A convenient WC completes the ground floor.

Upstairs, there are three bedrooms, two of which are doubles. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms offer excellent flexibility for family, guests or home working. A stylish family bathroom completes the upper level.

Externally, the property benefits from private front and rear gardens, thoughtfully landscaped by the current owners, together with a driveway providing off-street parking. Further benefits include gas central heating, double glazing and a useful attic.

Main Accommodation

- Welcoming Entrance Hall
- Living Room
- Contemporary Kitchen/Dining Room
- Utility Cupboard
- Ground Floor WC
- Principal Bedroom with en-suite Shower Room
- Two Further Bedrooms
- Stylish Family Bathroom
- Attic
- Private Front & Rear Gardens

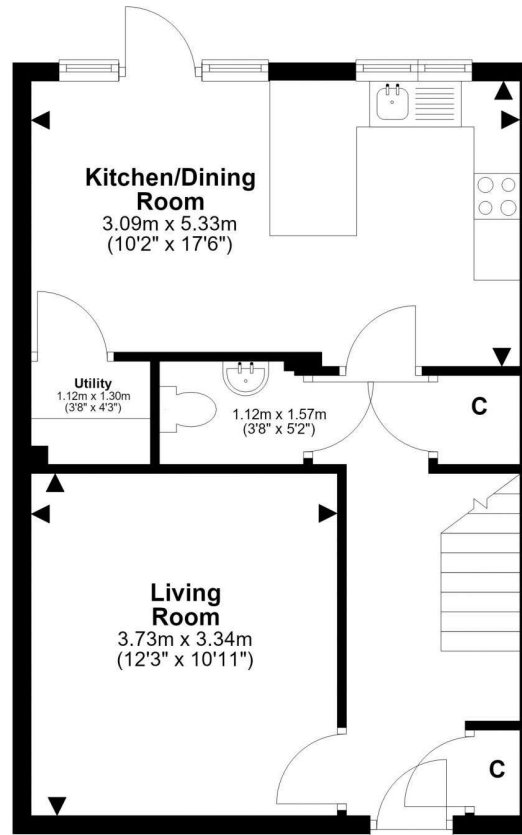
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property. Wardrobes may be available with separate negotiation. EPC: B. CT: E. Factoring: Hacking & Paterson Approx.. £30 P/Q.

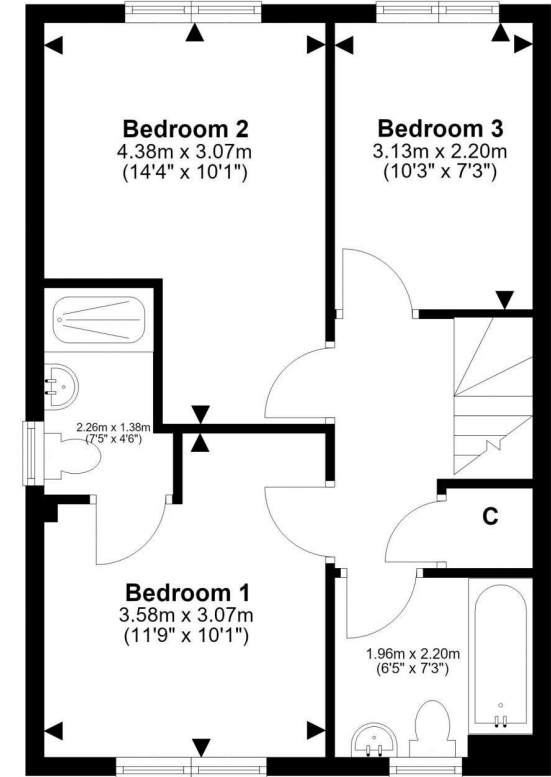
The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst 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 within the village, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh city bypass is within easy reach.





Ground Floor

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



First Floor