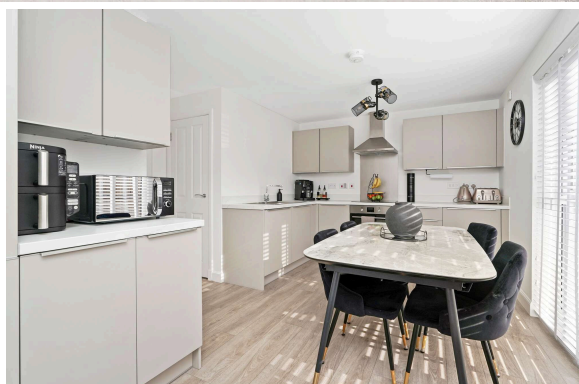




62 Windlass Gardens
WALLYFORD | EAST LOTHIAN | EH21 8GQ


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62 Windlass Gardens

WALLYFORD | EAST LoTHIAN| EH21 8GQ

Delightful three bedroom end terrace villa built circa 2024 commanding a quiet setting within a modern, tranquil development. Enjoying an extremely convenient location, close to an excellent range of amenities and quick transport links to the City of Edinburgh this fantastic home benefits from a secluded garden, residents parking and scenic views and has been finished to an impeccable standard throughout, and comprises: -

- Welcoming hallway with storage
- Good-sized and useful WC
- Sitting room with dual aspect windows flooding the room with an abundance of natural light
- Modern, high spec fitted dining/kitchen giving direct access to the large and fully enclosed rear garden
- Master bedroom with fitted mirrored wardrobes, and ensuite with double shower cubicle and mains shower
- Further double bedroom and a small double bedroom
- Family bathroom with stylish shower over bath
- Fully enclosed garden mainly laid to lawn with a paved section ideal for al fresco dining
- Gas central heating
- Double glazing
- Residents' parking

Council Tax E and Energy Rating B

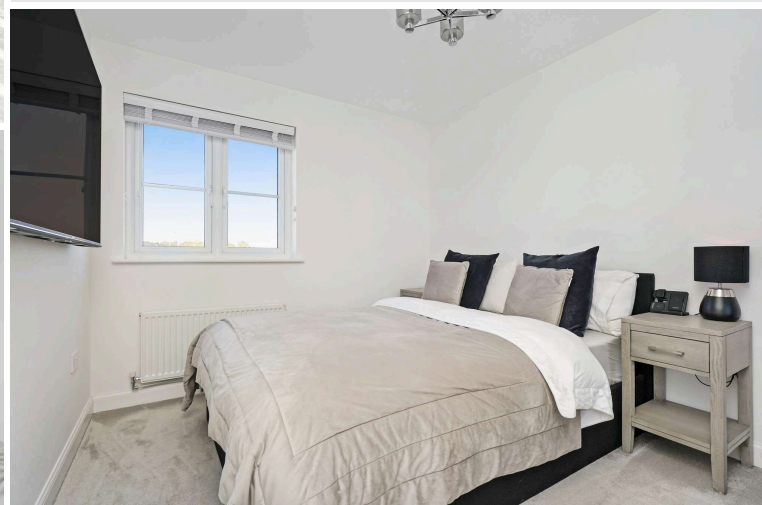
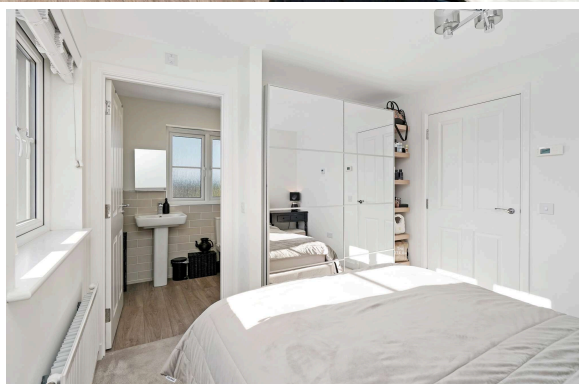
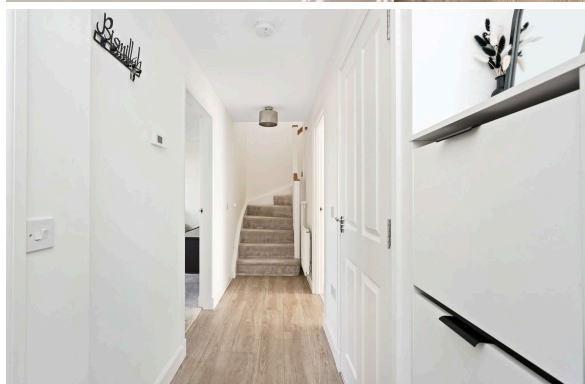
Factor fee approximately £100 per annum payable to Hacking and Patterson

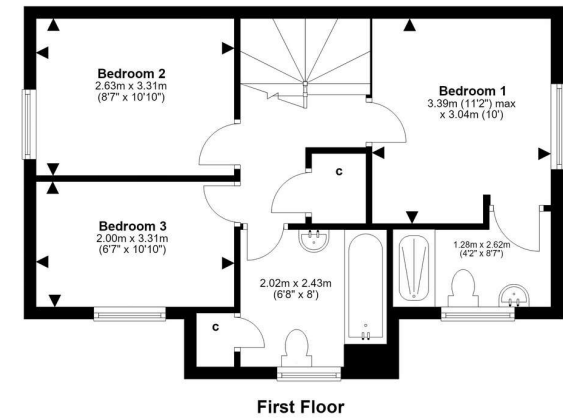
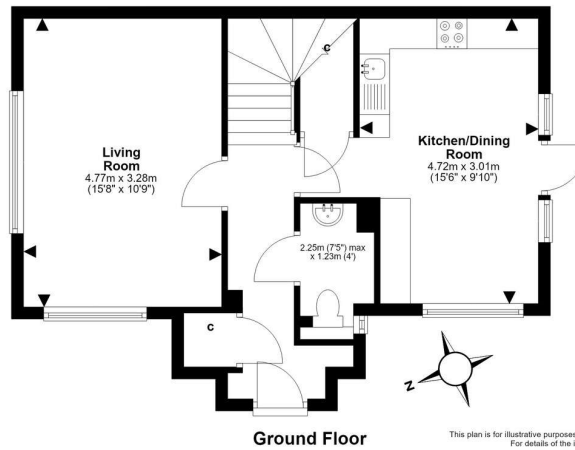
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, all blinds, living room storage, kitchen appliances including cooker, oven, dishwasher, and fridge

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.





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.

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