

3 Davidson Way, Wallyford, EH21 8GR



Description

Exquisitely designed 4 bed detached home benefitting from carefully considered interior specification, which features thoughtful design elements and acute attention detail, with deluxe fixtures and fittings and crisp neutral coloured walls. Commanding an enviable setting within a popular development close to a good range of amenities and superb transport links, including waking distance to a train station. This perfectly-proportioned home is a natural choice for a professional couple or growing family and offers generous and stylishly presented living space which comes with the added attraction of a beautifully enclosed sunny rear garden.

- Hallway with storage
- Living room
- Superbly appointed kitchen/dining room with French doors to rear garden
- Useful utility/WC
- Generous master bedroom with fitted wardrobe and en-suite shower room
- Three further double bedrooms
- Principal bathroom consisting of white suite with over bath shower
- Gas central heating and double glazing
- Garage and driveway

Extras

The fitted carpets, bespoke blinds, curtains in the living room and bedroom 1, oven, microwave oven, hob, dishwasher, fridge/freezer and washing machine are included. Additional items of furniture may be available by separate negotiations.

Factor

The development is factored by Hacking & Paterson for approx. £12 per month according to the vendor. This includes maintenance of communal areas.



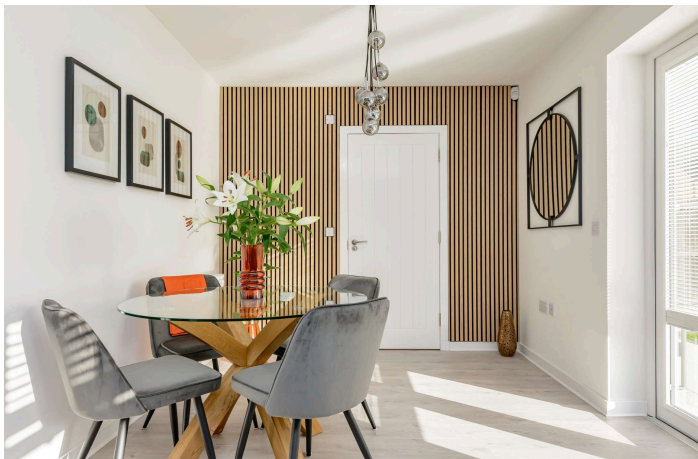
Location

Approximately 9 miles east of Edinburgh city centre, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks, to East Lothian's idyllic sandy coastline and its wealth of renowned golf courses. Wallyford also provides a quick and easy commute into Edinburgh thanks to the nearby A1. The village is well served by local amenities, with convenience stores, a post office, and eateries and now has it's own primary and secondary school within the development. Further shops, supermarkets, pubs, and cafes can also be enjoyed in the thriving coastal town of Musselburgh, which is only two miles away. More extensive shopping and leisure facilities are on offer at nearby Fort Kinnaird Retail Park as well. Wallyford has excellent public transport link with its own railway station on the Edinburgh - North Berwick line, a handy Park and Ride, and regular bus services. It also offers quick access to the City of Edinburgh Bypass for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

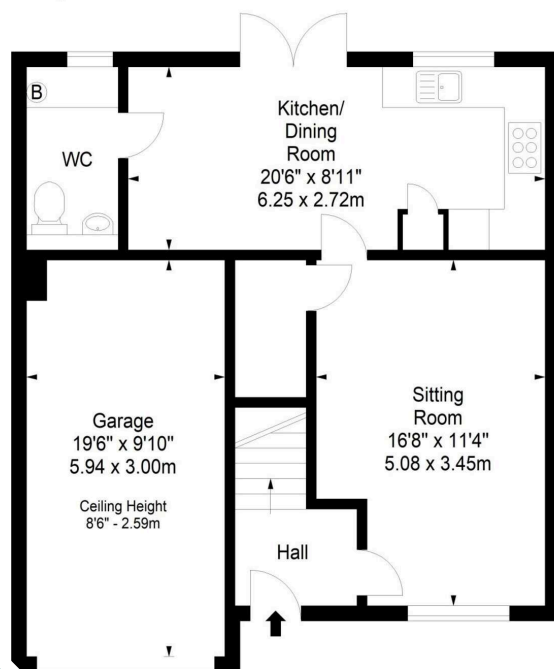
EPC Rating: B



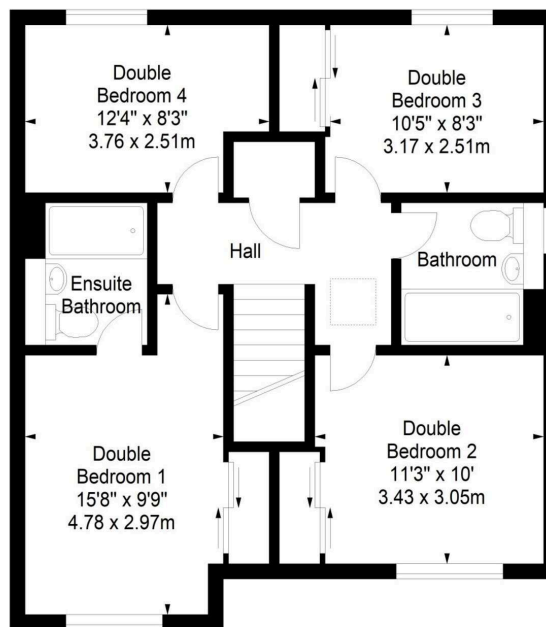
Davidson Way,
Wallyford,
East Lothian, EH21 8GR



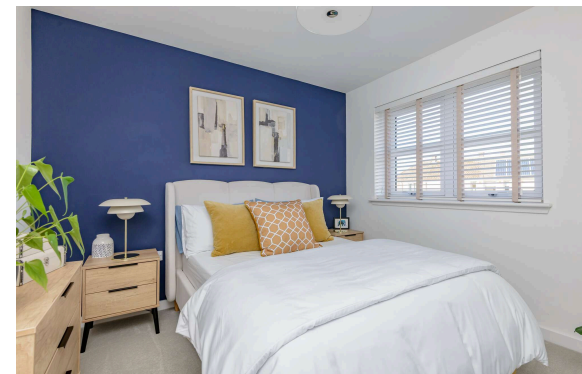
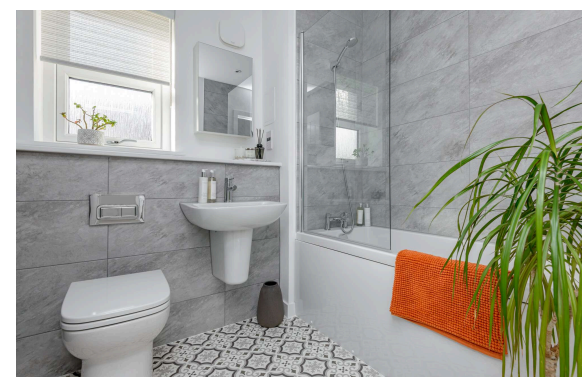
Approx. Gross Internal Area
1194 Sq Ft - 110.92 Sq M
Garage
Approx. Gross Internal Area
190 Sq Ft - 17.65 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



First Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

