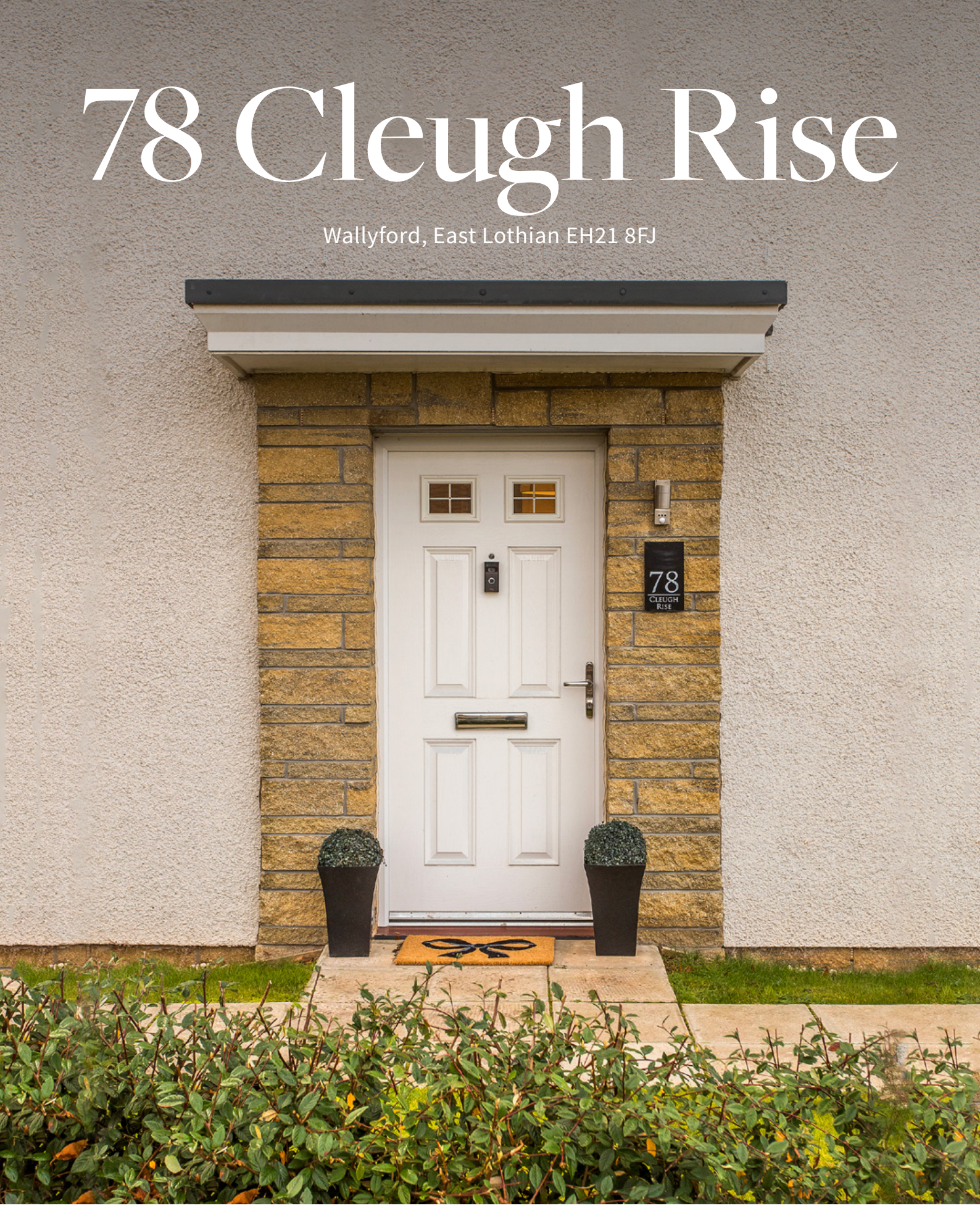
78 Cleugh Rise

Wallyford, East Lothian EH21 8FJ



RALPH SAYER
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End-terraced living in a well-connected East Lothian setting



A well-presented end-terraced home in the popular East Lothian community of Wallyford, offering bright modern interiors and a practical layout. The accommodation extends to approximately 89.7 square metres and includes a living room, dining kitchen, three bedrooms, an en-suite shower room, family bathroom and ground-floor WC. A front garden and enclosed rear garden complete this appealing home.

General Features

- End-terraced three-bedroom home in Wallyford
- Bright, neutrally finished interiors
- Wallyford railway station and Park and Ride nearby
- East Lothian countryside and coast within reach

Accommodation Features

- Welcoming entrance hall with under-stair storage
- Front-facing living room with dual-aspect windows
- Dining kitchen with garden access
- Contemporary cabinetry, gas hob, built-in oven and extractor
- Principal double bedroom with fitted mirrored wardrobes and en-suite shower room
- Two further bedrooms
- Family bathroom and ground-floor WC
- Gas central heating and full double glazing

Exterior Features

- Front garden with lawn and low planting
- Enclosed rear garden with lawn, stone walls and timber fencing
- Paved patio areas for outdoor seating and dining
- Residents’ off-street communal car park nearby
- Unregulated on-street parking in the surrounding residential area



On the edge of Wallyford, this home offers easy access to Musselburgh and Edinburgh, with Wallyford railway station and Park and Ride close by. Local shops, services and schooling serve day-to-day needs, while East Lothian's countryside and coast are within reach. Across approximately 966 square feet, the layout balances a generous living room with a sociable dining kitchen, three bedrooms and two bathrooms.

A bright, welcoming hall connects the ground floor and stairway. A cupboard beneath the stairs provides useful household storage, and a separate WC is conveniently placed for residents and visitors.



A bright and welcoming entrance

Relaxed living

and sociable dining

The front-facing living room is a comfortable, well-proportioned space for relaxing together. Windows on two aspects bring in natural light, while the neutral finish gives the room a calm, versatile feel. At the rear, an open-plan dining kitchen forms a sociable hub, with space for family meals and direct access to the garden.





Front-facing living room with dual-aspect windows





A contemporary

dining kitchen





Contemporary light-toned cabinets, generous worktops and a clean modern finish give the kitchen an appealing look. A gas hob, built-in oven and extractor are fitted, with a stainless-steel sink and drainer. The dining area sits beside glazed garden doors, linking everyday meals with outdoor living. An adjacent utility cupboard provides additional storage.

The bedrooms



Principal bedroom with private en-suite

The principal bedroom is a peaceful double room in soft neutral tones, with fitted mirrored wardrobes. Its en-suite shower room has a shower enclosure, washbasin and WC, with pale tiling and a window bringing in natural light.











Two flexible additional bedrooms

Two further bedrooms offer flexible space for family, guests or home working. Bedroom two is a generous double with an outlook towards the surrounding hills, while bedroom three is ideal as a child's room, nursery or study. Both are served by the family bathroom.

The bathrooms

Family bathroom and guest WC

The family bathroom has a bath with shower over, washbasin and WC. Neutral finishes and a window create a bright, practical space. Together with the ground-floor WC and principal en-suite, it provides convenience across both floors.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated appliances are included in the sale. Integrated appliances include oven, gas hob and extractor, fridge-freezer and dishwasher.

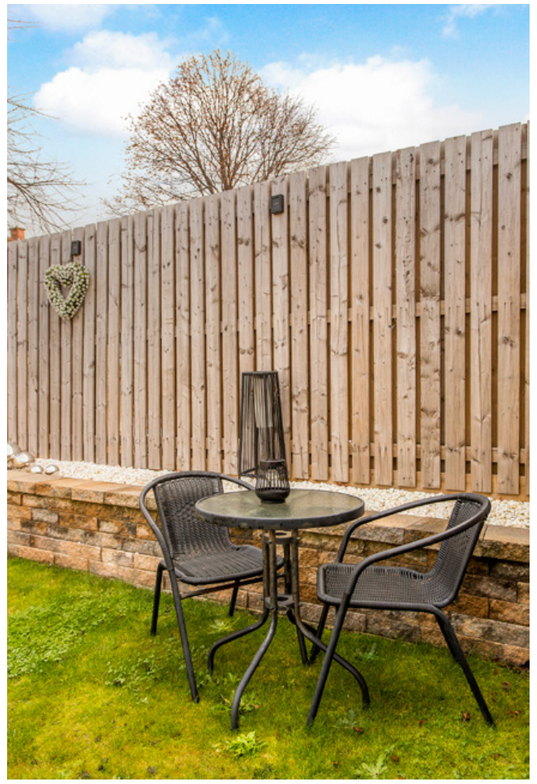
Factor: The property is factored by Hacking & Paterson at a cost of £14 per month.

Enclosed gardens

for outdoor living







At the front, a neat lawn and low planting frame the entrance. The enclosed rear garden is mainly lawn, bounded by timber fencing and stone walls for a sheltered feel. Paved patio areas beside the house and at the far end offer room for outdoor dining or a quiet seat, while a raised stone-edged border adds definition. Direct kitchen access makes the garden easy to enjoy for play, gardening and entertaining.

An unallocated residents' car park is available nearby with additional on-street parking unregulated on surrounding roads. The rail station and Park and Ride are a ten minute walk away and offer a convenient commuting option, while road links connect to Musselburgh, Edinburgh and East Lothian.

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Property Name

78 Cleugh Rise

Location

Wallyford, East Lothian EH21 8FJ

Approximate total area:

89.7 sq. metres (965.6 sq. feet)

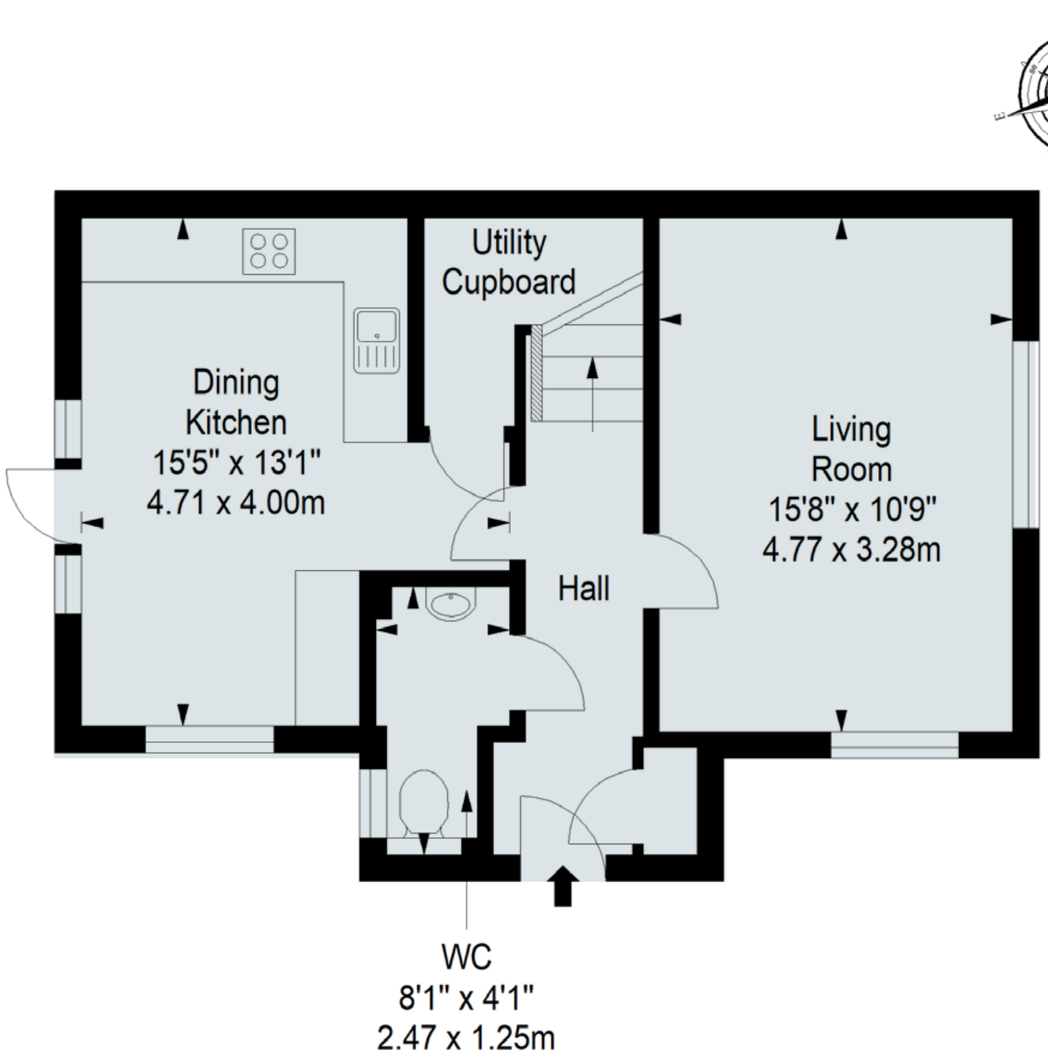
The floorplan is for illustrative purposes.
All sizes are approximate.

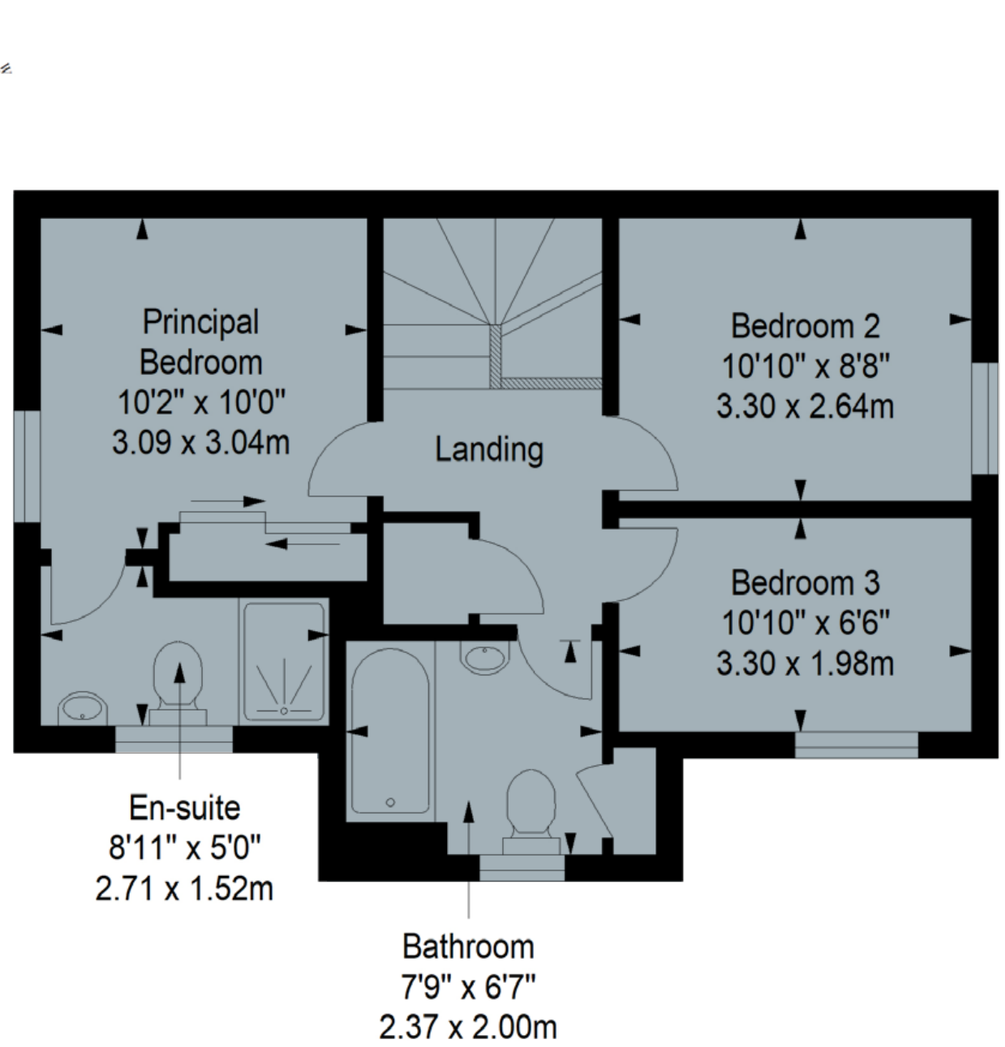
- Ground Floor
- Second Floor

EPC Rating - B

Council Tax Band - D

Home Report Value - £300,000





Wallyford, East Lothian

9 miles east of Edinburgh city centre

Approximately 9 miles east of Edinburgh city centre, with excellent commuting links, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks to the county's idyllic sandy coastline and its wealth of renowned golf courses. The village is well-served by local amenities, with convenience stores, a post office, and eateries. 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. For state schooling, primary and secondary education is provided locally, whilst, in Musselburgh, there is the renowned, independent Loretto School. Wallyford boasts excellent public transport links, with its own railway station on the Edinburgh – North Berwick line, a handy Park and Ride facility, and regular bus services. It also offers quick access to the A1 and the City of Edinburgh Bypass - ideal for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.









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dream property!

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