










## 2 Harvey Avenue

Wallyford | East Lothian | EH21 8FA

Neilsons are delighted to present to market this superb three bedroom semi-detached family home well-positioned within a new residential development in Wallyford. Boasting private landscaped gardens, this property makes for an ideal family home.

-  3 beds
-  2 public rooms
-  2 bathrooms
-  Private front, side and rear gardens
-  Double driveway
-  EPC Band - B
-  Council Tax Band - E



## Description

Internally, the property is in an excellent condition, while briefly consisting of; welcoming entrance hallway, bright and spacious lounge with an understairs storage cupboard, stylish fully-fitted kitchen/diner fitted with an integrated gas hob complete with a breakfast bar, fresh white gloss units and a sleek white worktop as well as ample room for dining and entertaining, two piece W/C, first-floor landing with a linen cupboard and access to the fully-floored attic, spacious master bedroom with a double cupboard, partially-tiled en-suite, two further well-proportioned double bedrooms both with lots of room for freestanding furniture and different configurations, and a partially-tiled family bathroom with an over-bath shower.

The property also benefits from underfloor heating on ground level, Hive system, Hue lighting system, gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, freestanding American style fridge-freezer and washing machine, light fittings and fitted floor coverings. The hot-tub and other items may be available through separate negotiation.

## Gardens and Parking

There is a well maintained landscaped rear garden complete with a sandstone patio area, artificial turf, outdoor tap and a 9-seater hot-tub. The West facing garden is a suntrap allowing sunlight from morning until night during the summer months. For the car owner, there is a double driveway for secure off-street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).



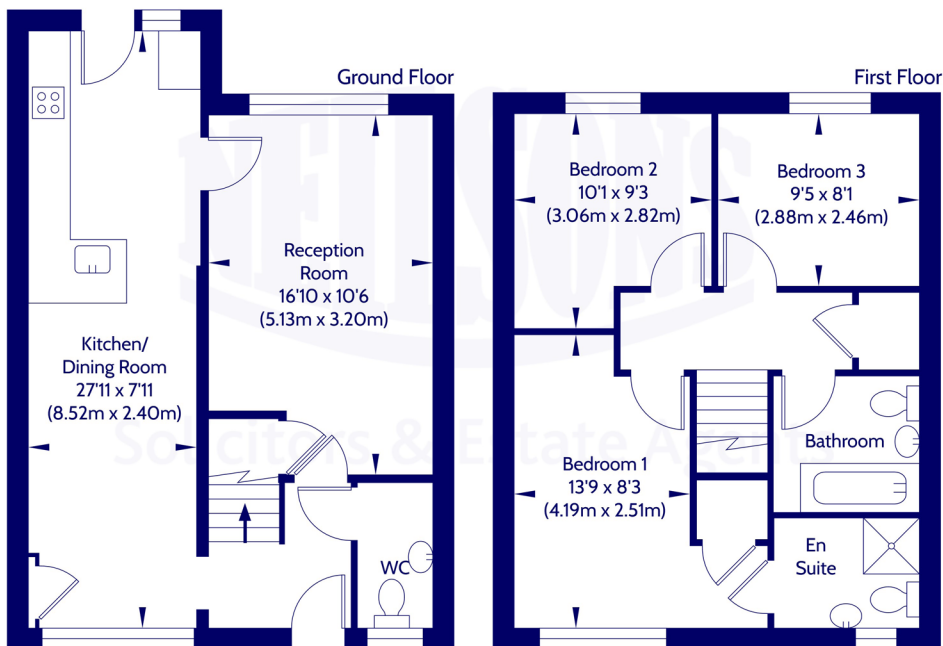


## Location

The village of Wallyford is located within the heart of East Lothian, approximately two miles southeast of Musselburgh and adjacent to the A1. It is close to pleasant open countryside and provides pleasant walkways and cycle tracks with excellent beaches nearby along the East Lothian coast. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found in 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 Wallyford itself, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh City Bypass is within easy reach. The award winning Wallyford Primary School is within close proximity and a new local high school is planned to open in the near future.







Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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