







Located on the tranquil rural fringes of Wallyford, within easy reach of the A1 and high-speed rail links to Edinburgh, this attractive detached house boasts four double bedrooms, a principal en-suite shower room, a bathroom, and a spacious living room leading to a south-facing dining kitchen with a utility room and WC, and direct access to a well-kept enclosed garden. An attached single garage and a driveway provide multi-car private parking. Extras: All fitted floor and window coverings and light fittings are included in the sale.



## FEATURES

- Quiet, well-connected location close to the coast
- Modern detached house with sophisticated décor
- Entrance hall with storage
- Generous living room
- South-facing dining kitchen
- Four double bedrooms
- Principal en-suite shower room
- Family bathroom with shower-over-bath
- Utility room with WC
- Well-kept gardens, enclosed and south-facing to the rear
- Attached single garage and private driveway
- Gas central heating and double glazing











A CONTEMPORARY FAMILY  
HOME WITH A PEACEFUL  
SETTING, CLOSE TO THE  
COAST AND EXCELLENT  
COMMUTING LINKS









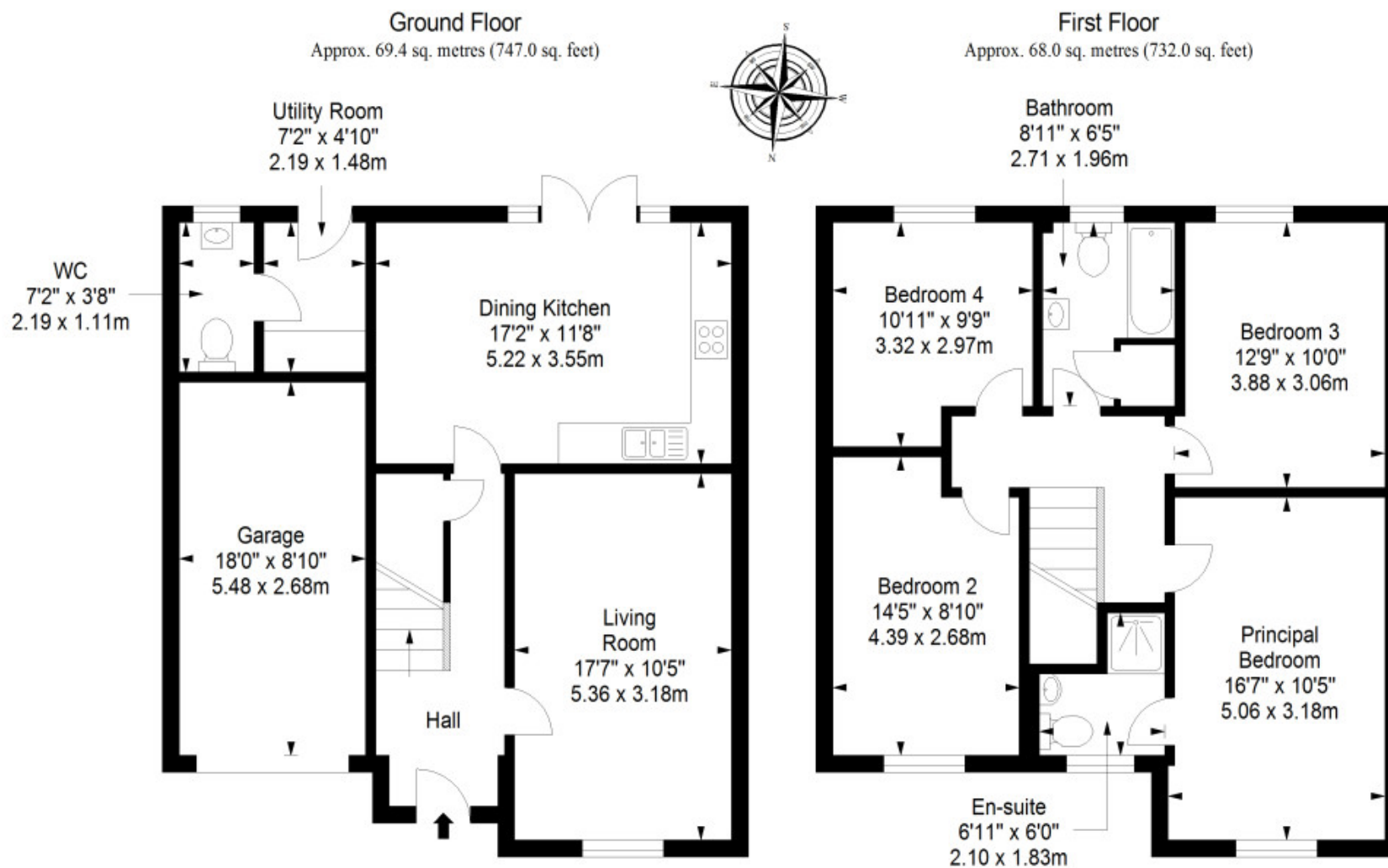
EPC RATING:

B

COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

rightmove Zoopla.co.uk OnTheMarket

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.