



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**2 OLD ROW**

Wallyford, East Lothian, EH21 8EP



Built in 2018 by Persimmon Homes, this modern end-terrace house is a beautiful three-bedroom residence which forms part of a popular development in the village of Wallyford. This property is attractively presented in crisp neutral hues throughout and it is finished to high standards, including an on-trend dining kitchen and three washrooms. It further benefits from allocated parking and a south-facing rear garden. The home is sure to be in high demand amongst families, first-time buyers, couples, and commuting professionals alike.

Entering the property, you are welcomed by a hall that instantly sets the interior standards. It also provides a convenient WC before leading left into the living room. This good-size reception space is perfect for everyday use, accommodating comfortable lounge furniture in a variety of layouts. It is further enhanced by elegant neutral décor and plush carpeting, which creates a relaxed and homely setting.



## FEATURES

- A modern end-terrace house
- Built in 2018 by Persimmon Homes
- Part of a popular development
- Situated in the village of Wallyford
- Neutral interior décor throughout
- Welcoming entrance hall with a WC
- Good-size living room
- Modern dining kitchen with garden access
- Principal suite with built-in wardrobe
- Two additional bedrooms
- Modern three-piece en-suite shower room
- Quality three-piece family bathroom
- Fully-enclosed, south-facing rear garden
- Two allocated parking spaces





Sat adjacent, the dining kitchen spans the entire width of the property to provide plenty of room for a table and chairs. It is appointed with ample work surface space and modern cabinets at base and wall level, providing excellent storage. It has an additional built-in cupboard and south-facing French doors extending the space out into the garden. On the first floor, a naturally-lit landing leads to the three bedrooms, all of which mirror the aesthetic of the living area, ensuring a bright and comfortable environment that is easy to style. The principal bedroom has the largest proportions, as well as the advantage of a built-in wardrobe and a modern en-suite shower room. The second and third bedrooms both benefit from a south-facing aspect, overlooking the garden. Currently, the third bedroom is organised as a study, highlighting the home's versatility. Meanwhile, a three-piece family bathroom matches the quality and style of the en-suite, completing the accommodation on offer. Externally, there is a fully-enclosed rear garden, which has a low-maintenance design, spacious dimensions, and a suntrap, south-facing aspect – perfect for summer barbecues. Furthermore, the property has two allocated parking spaces as well.

Extras: integrated kitchen appliances (gas hob, extractor hood, oven, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition. Factoring Information: There is a factoring arrangement in place with both Hacking & Patterson and RMG Scotland. The combined annual charge is around £268.65 and this covers upkeep of the garden grounds and communal areas.

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## WALLYFORD

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. 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 schooling, primary education is provided locally, whilst secondary education is available in Musselburgh, including the renowned, independent Loretto School (which caters to both primary and secondary levels). Wallyford has excellent public transport links 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.

EPC RATING:



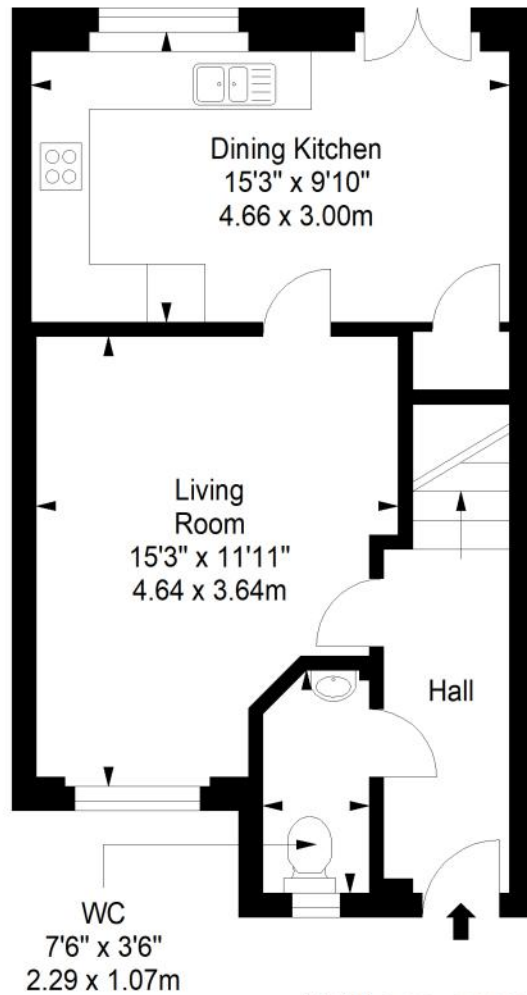
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

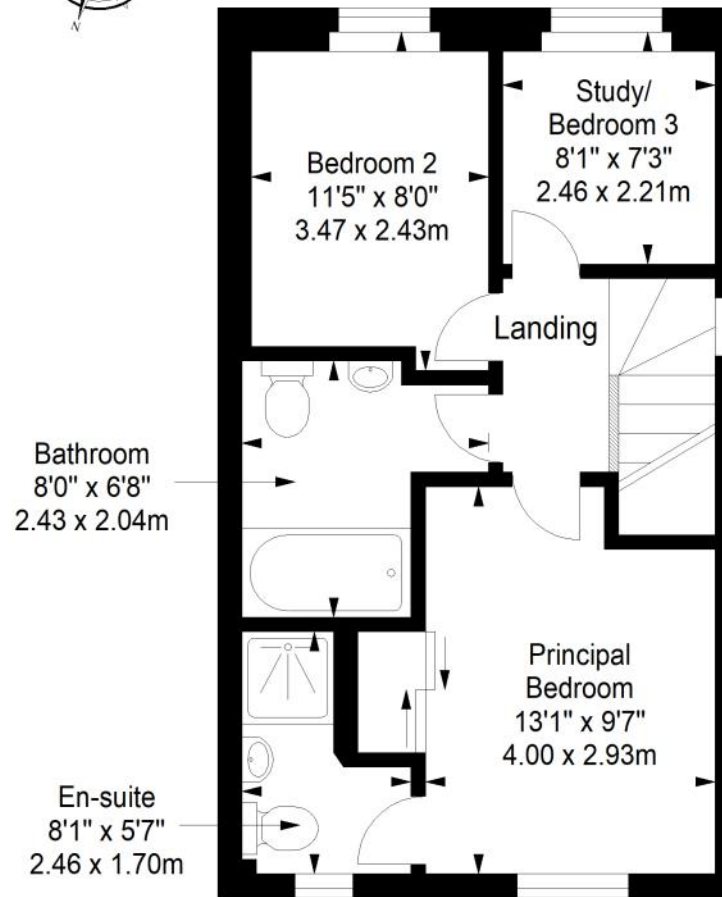
### Ground Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



### First Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



Total area: approx. 82.2 sq. metres (884.8 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

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## BORDERS

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