



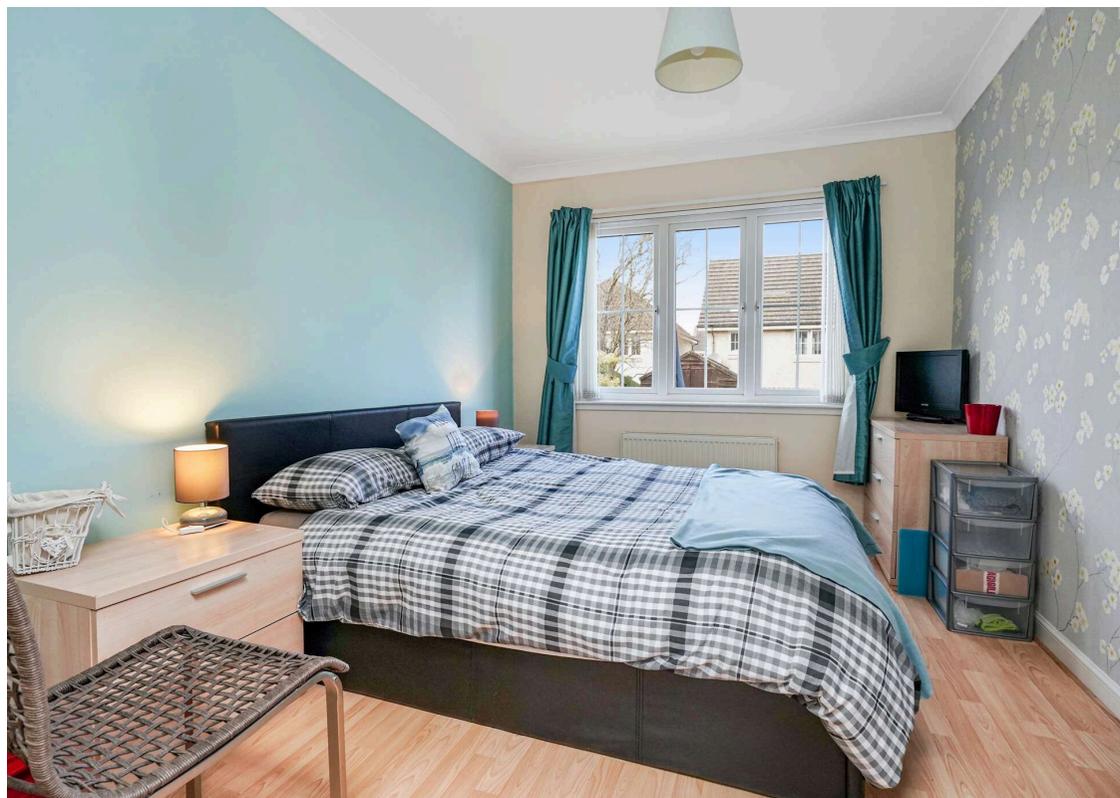
29 Park Drive, Wallyford, EH21 8DA



Welcome

Welcome to 29 Park Drive—a stylish, rarely available four/five-bedroom, two en-suite, detached executive villa, perfect for larger families, looking for a spacious, practical family home, and seeking a move-in ready property. Located in a highly desirable area of Wallyford, East Lothian, close to all amenities, this bright and spacious residence offers comfortable, modern living. Enjoy the benefits of gas central heating, double glazing, private gardens, driveway parking for two cars and garage with two additional allocated parking spaces. With easy access to all local amenities, including a local train station, A1 and the city By-Pass 29 Park Drive offers a fantastic lifestyle opportunity. Viewing is highly recommended.

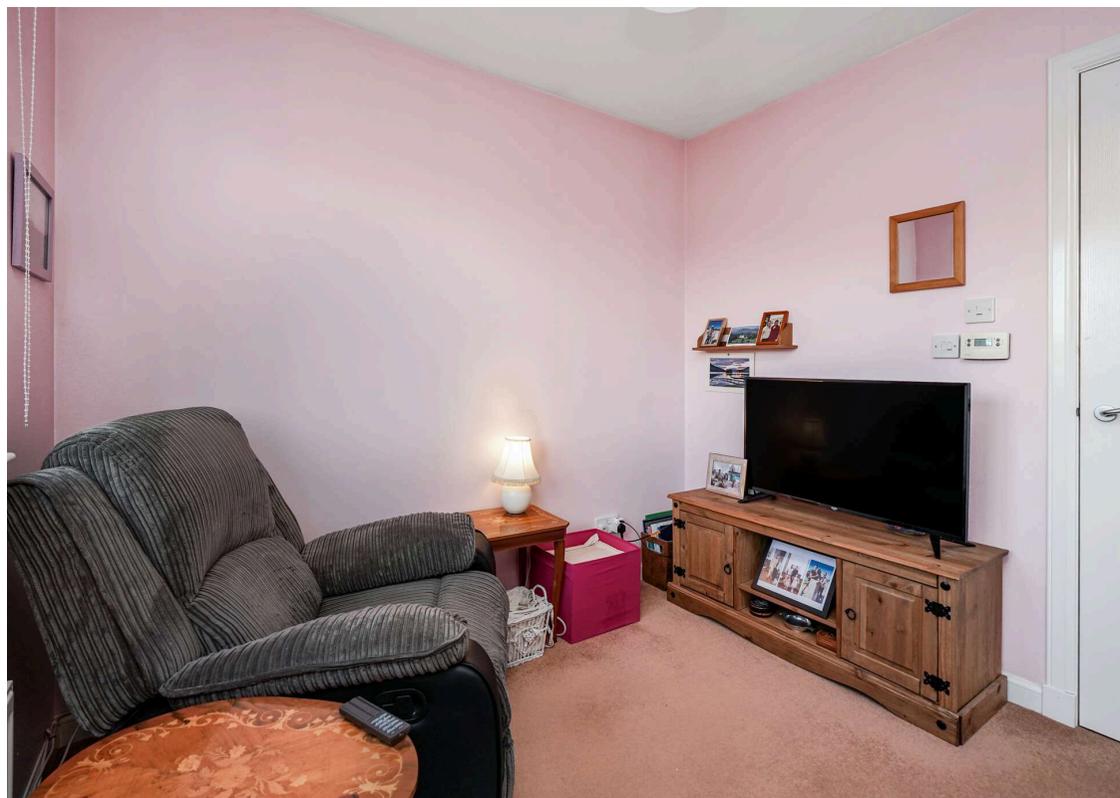






- Entrance hall with ground floor WC
- Bright and spacious living room with front facing bay window, electric fire and fire surround
- Bedroom five/dining/family room with rear facing window
- Fitted dining kitchen featuring a range of wall, base, and storage units, gas hob, stainless steel splashback, extractor, double oven, and fridge freezer, ample dining space with French doors to the rear garden and access to garage utility area
- Utility area forming part of the garage with sink, washing machine, base and wall units
- Upper hall with loft access, airing cupboard and store cupboards with shelving
- Family bathroom with four-piece white suite, bath with shower attachment, large separate shower cubicle, wc, and sink
- Principle bedroom with front facing bay window, and his and hers built-in wardrobes
- En-suite shower room
- Bedroom two, front facing with French doors to a Juliet balcony
- En-suite shower room
- Bedroom three with rear facing window and built-in wardrobes
- Bedroom four with rear facing window and built-in wardrobes
- Gas central heating and double glazing
- Private garden grounds to the front and rear
- Integral garage with light, power, water supply and utility area
- Driveway with space for two cars and two additional allocated parking spaces





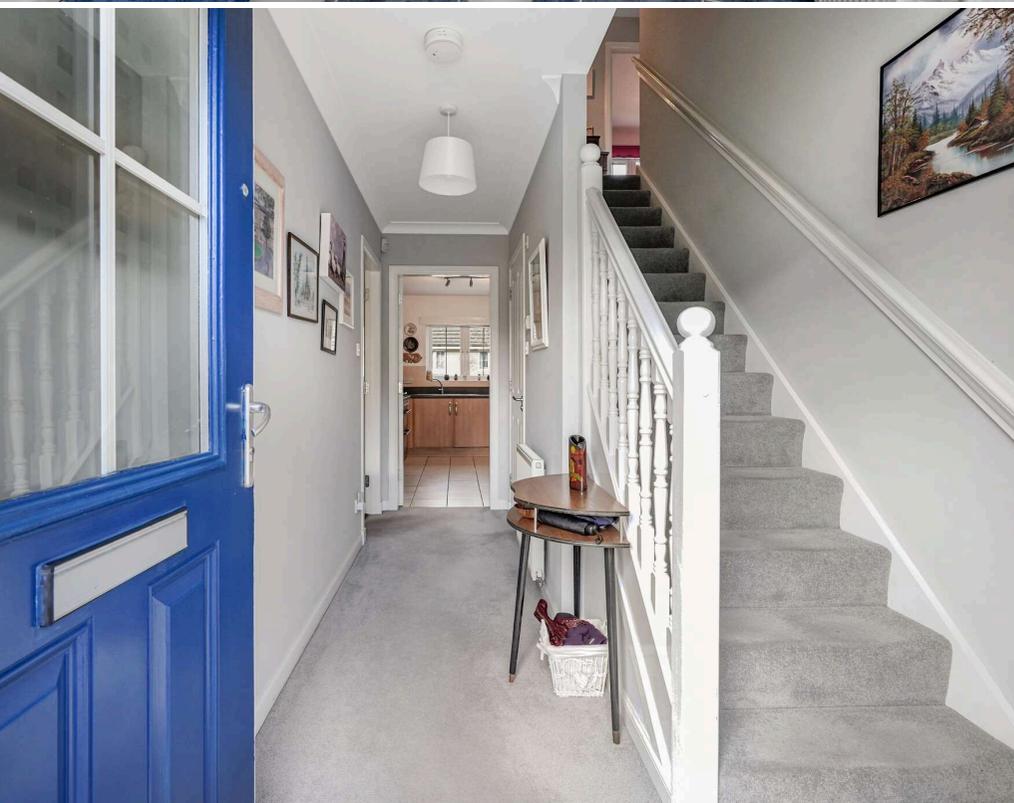


Wallyford

Wallyford is a thriving and rapidly developing village located in the heart of East Lothian, offering an appealing blend of modern amenities and a welcoming community spirit. Surrounded by beautiful countryside yet only a short journey from Edinburgh city centre, Wallyford is perfectly positioned for commuters, families, and those seeking a balance between rural tranquillity and urban convenience. The village boasts a range of local shops, a primary school, and excellent transport links including a railway station with regular services to Edinburgh, making it an ideal base for those looking to enjoy both the coast and the capital. With easy access to nearby beaches, golf courses, and scenic walks, Wallyford provides a superb quality of life in one of East Lothian's most accessible and up-and-coming areas.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.





Get in touch

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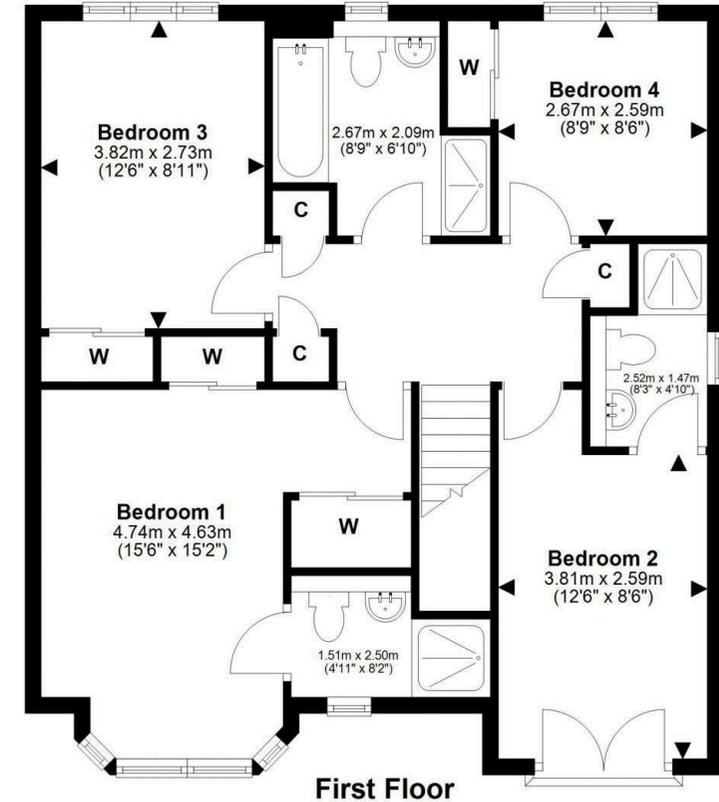
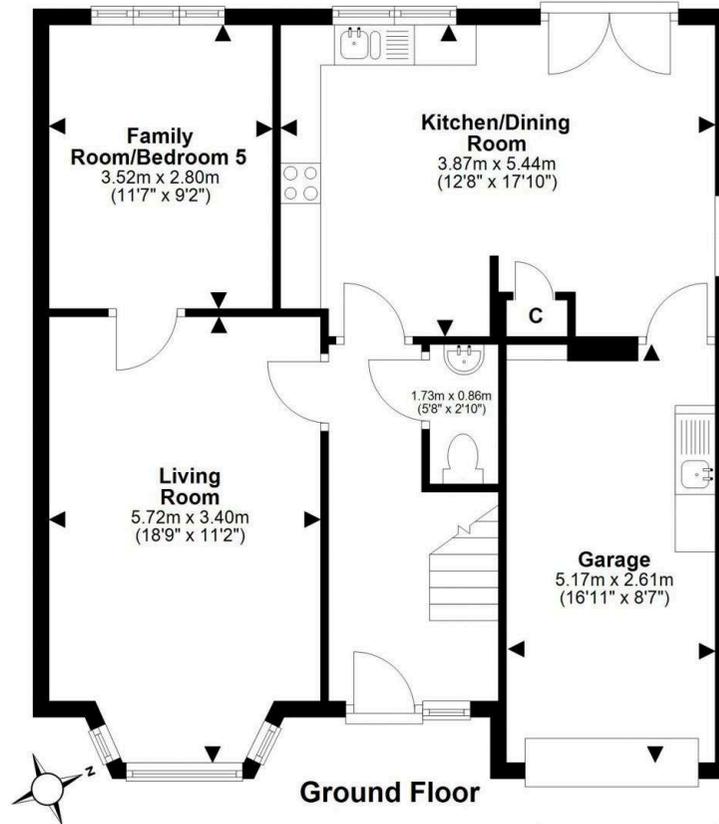
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.