



GILSON GRAY

LAW • PROPERTY • FINANCE



37 ROSEHILL CUSP

Wallyford, East Lothian, EH21 8FH



1

Public Room



3

Bedrooms



1

Bathroom



37 ROSEHILL CUSP

This three-bedroom semi-detached house is a beautiful modern home with stylish interior design and quality finishings. It features a well-appointed kitchen, as well as an on-trend bathroom, and a separate WC. The property offers a good degree of flexibility as well, growing with your lifestyle with the third bedroom being alternatively used as a dressing room, an office, or even a nursery. Furthermore, this home has a charming rear garden that is laid with a lawn and a timber deck for relaxing and dining in the sun. The property also enjoys far-reaching views from the front

Quietly set away from the road, the home forms part of a modern development in the village of Wallyford. It offers easy access to the surrounding countryside and is just a short drive from East Lothian's rugged coastline. It is also just a 30-minute drive or bus journey from Edinburgh city centre, ensuring an easy commute into the capital. With its desirable location and high-quality interiors, this property will be very popular with professionals, commuters, families, and first-time buyers alike.









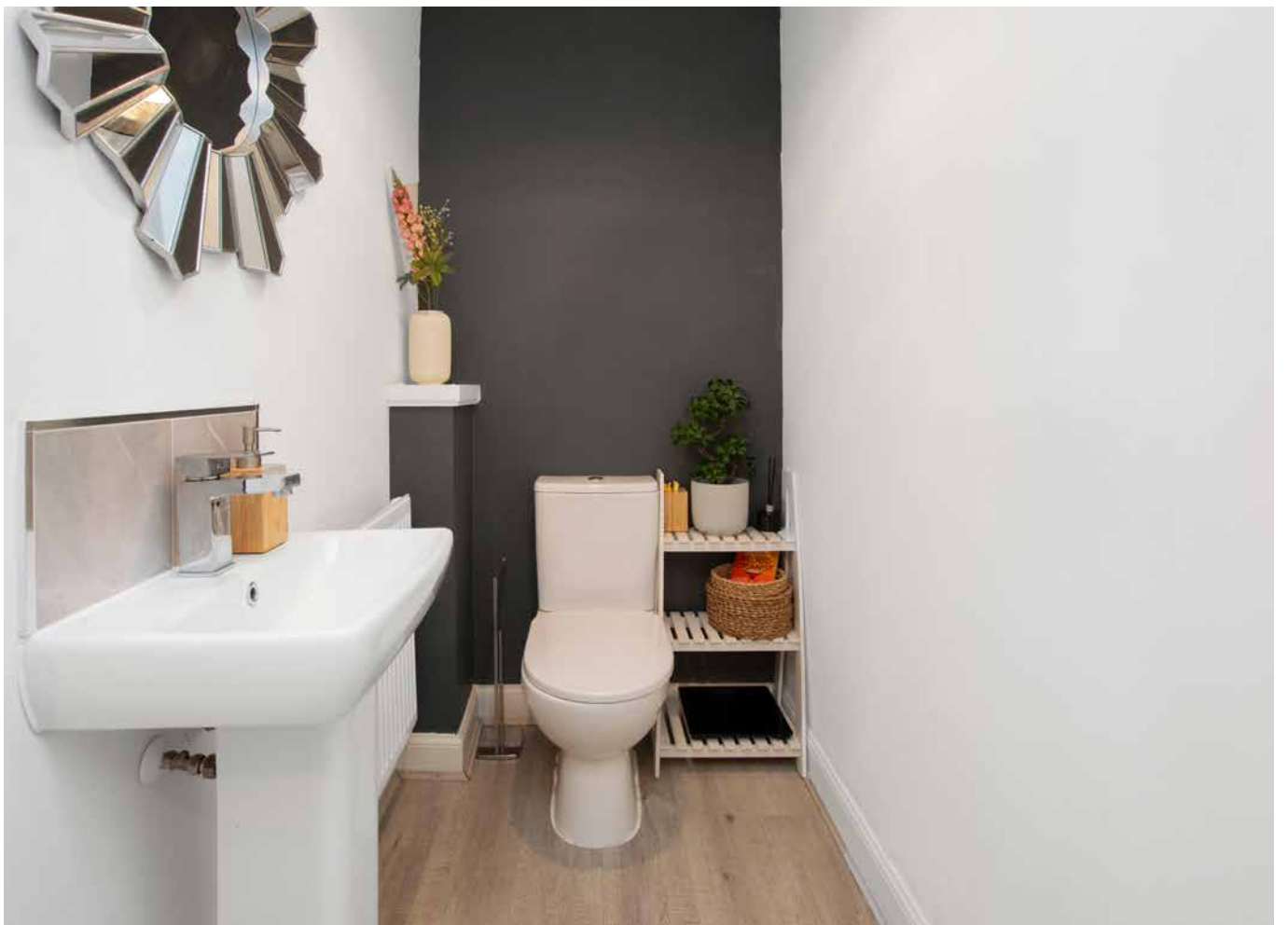
B
EPC
RATING

D
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

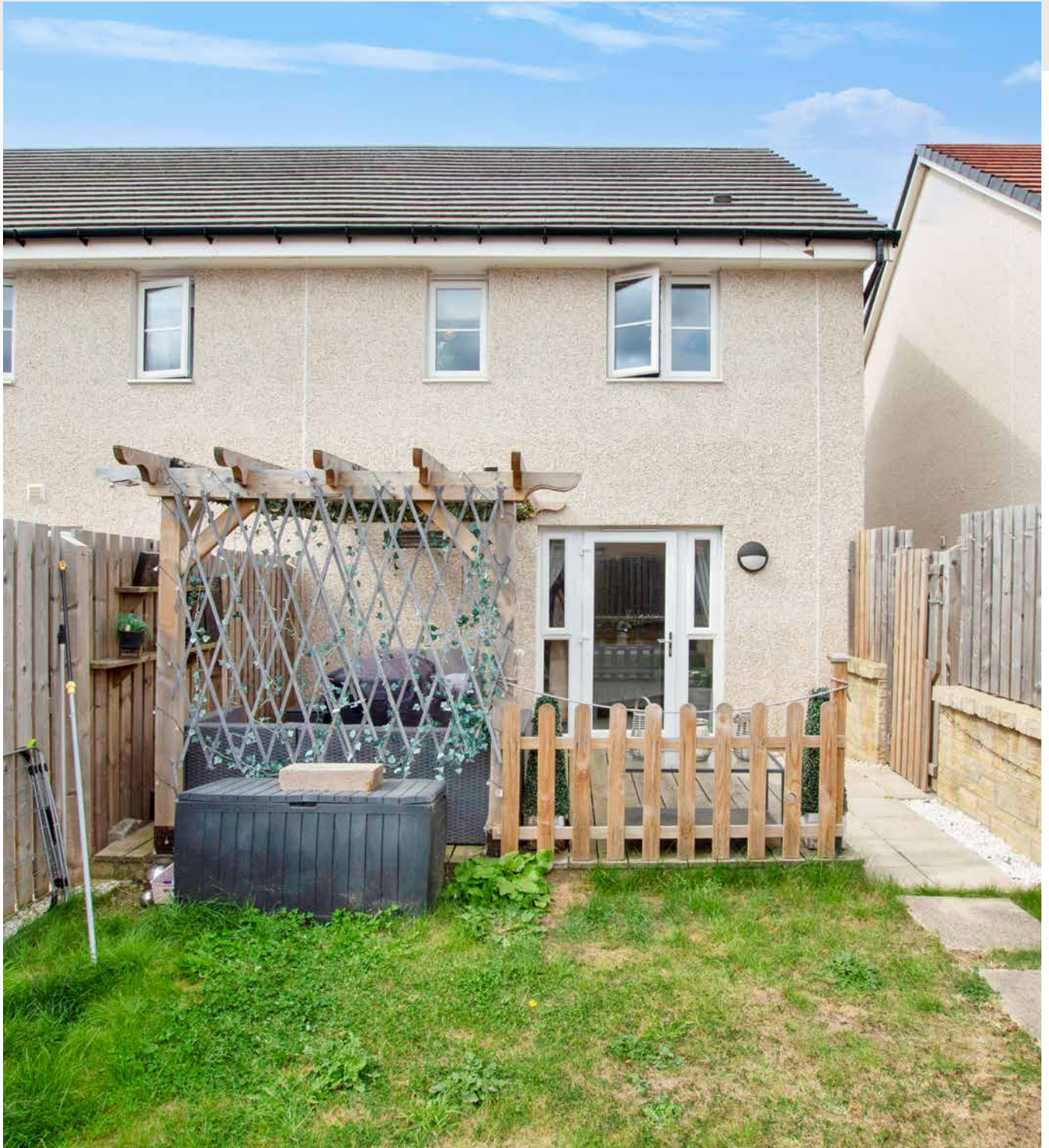
- Semi-detached house with stylish interiors
- Part of a modern development
- Situated in the village of Wallyford
- Welcoming entrance hall
- Southwest-facing living/dining room
- Modern breakfasting kitchen
- Separate utility room with adjacent WC
- Two double bedrooms (one with storage)
- Versatile third bedroom
- Modern bathroom with overhead shower
- Fully-enclosed rear garden
- Unrestricted on-street parking





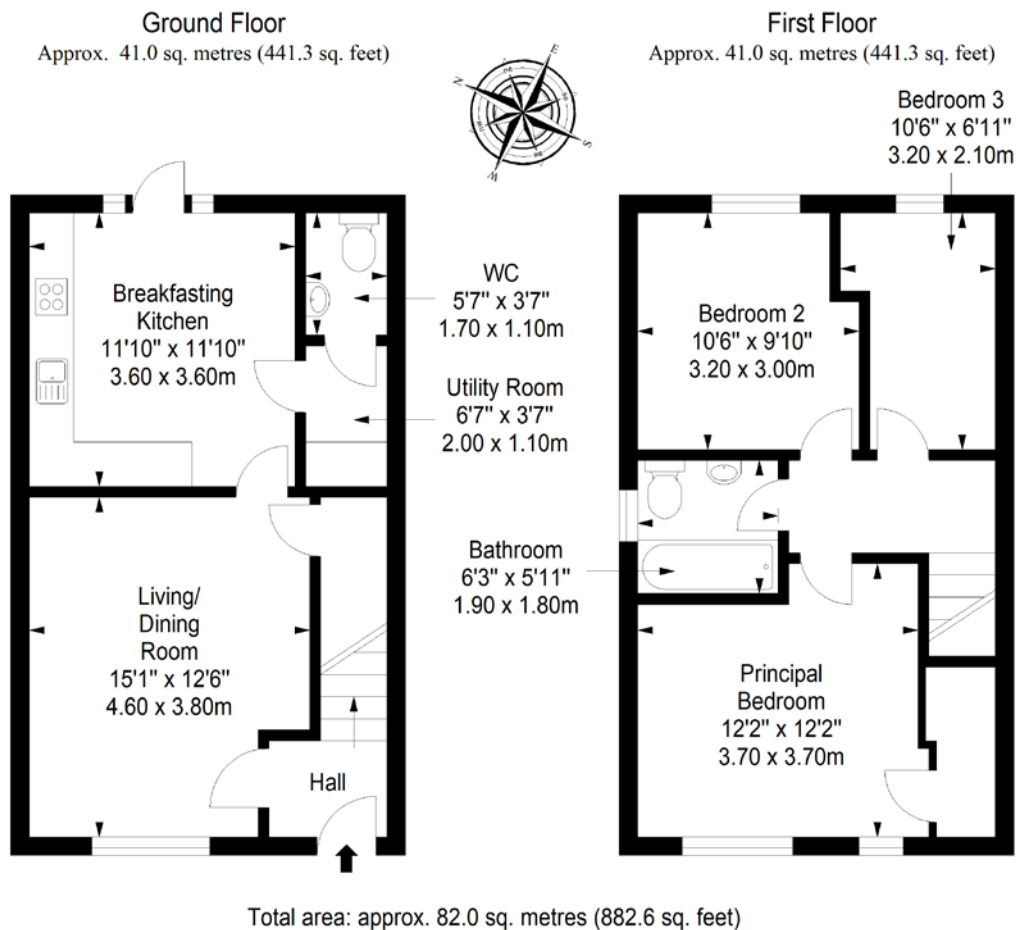
Extras: integrated kitchen appliances (oven, gas hob, extractor hood, fridge/freezer, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: The factor is managed by Hacking and Paterson at an approximate quarterly cost of £40.



WALLYFORD, EAST LoTHIAN

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 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 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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