



17 Park Gardens, Wallyford, Musselburgh, East Lothian, EH21 8DB

Tastefully Presented & Spacious Three-Bedroom Mid-Terraced Home with a Garden

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Property Description

Tastefully presented and spacious, three-bedroom, three-storey, mid-terrace townhouse, with gardens and two allocated parking spaces. The property is located in a modern, family-oriented residential development in Wallyford, East Lothian.

Comprises halls for each level, a living/dining room, a kitchen, three double bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC.

Highlights include quality Karndean flooring for the ground floor, a fitted kitchen with appliances and good integrated storage. In addition, there is double glazing, gas central heating, light neutral decor and well-proportioned room sizes.

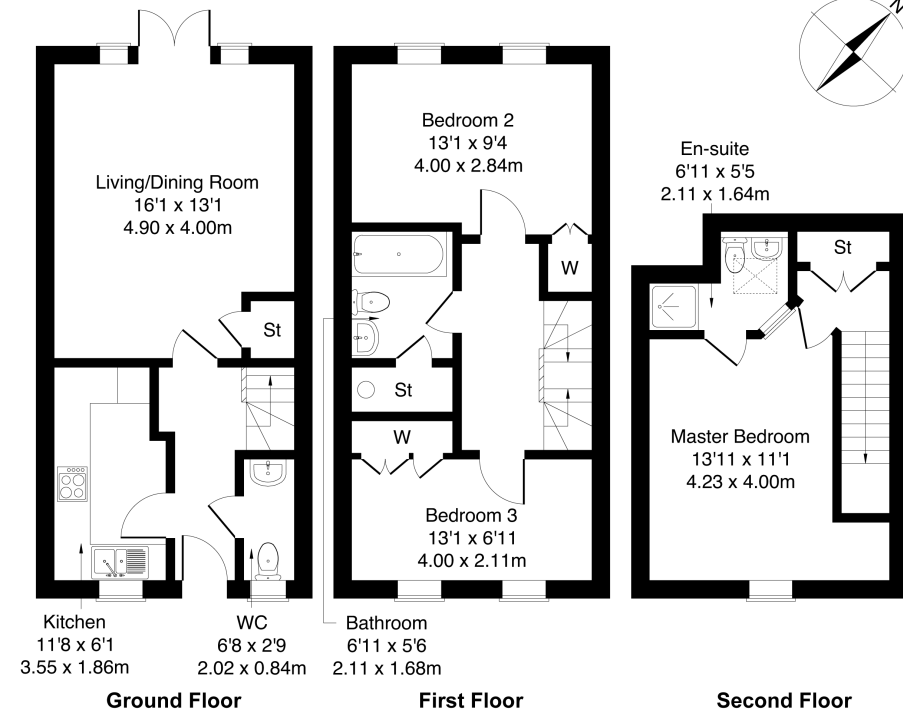
Externally, there is a low-maintenance landscaping to both aspects, with an enclosed rear garden including a storage shed and a gate to the residential parking. The development also provides additional visitors parking and maintained grounds, including a 'village green' with a children's playpark.

An inviting entrance welcomes you into the property, where contemporary wood-effect flooring flows seamlessly into the spacious rear living room. Finished in light, modern décor, this bright space offers direct access to the private garden—perfect for relaxing or entertaining guests. At the front of the home, the hallway includes a convenient WC, while the kitchen features tiled-effect flooring, granite-style countertops, a matching splashback, and a range of integrated appliances, including a double oven with a gas hob and canopy, a washing machine, a dishwasher, and a fridge/freezer.

The first floor hosts bedrooms two and three, with bedroom two finished in wood-effect flooring and bedroom three continuing the soft carpet from the hallway. Both rooms benefit from built-in storage, complemented by a modern family bathroom fitted with a three-piece suite and a shower over the bath. The second floor is dedicated to the master bedroom, tastefully decorated with neutral tones and carpeted flooring, complete with a private ensuite shower room featuring a sleek shower cubicle.

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Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



Area Description

Wallyford is a popular commuter village situated just off the A1, near the historic town of Musselburgh. While Wallyford offers a selection of local shops, residents can easily access Musselburgh's wide range of amenities, including supermarkets, banks, building societies, and a Post Office. Nearby retail parks such as Fort Kinnaird and Straiton provide an extensive variety of major high-street stores, restaurants, and a multi-screen cinema. The village enjoys convenient access to the beautiful

East Lothian coastline and several excellent beaches. Additional local facilities include a primary school, a railway station with a park and ride service, and regular bus connections from Salters Road, making Wallyford well-connected and ideal for commuters.





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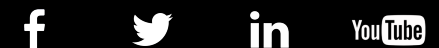
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