



9 Castle Rise, Wallyford, Musselburgh, East Lothian, EH21 8ES

Light & Beautifully Presented, Three Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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Property Description

Light and beautifully presented, three-bedroom, semi-detached family home, with gardens, a driveway and an integrated garage. Set in a new and expanding residential development, located in Wallyford, East Lothian.

Comprises an entrance hall, living room, kitchen, three double bedrooms, en-suite shower room, a family bathroom and a ground floor WC.

Highlights include a modern fitted kitchen and stylish bathroom, multiple TV points, and contemporary flooring including Karndean flooring for the hall and kitchen. In addition, there is HIVE gas central heating, double glazing, and superb storage including a floored and shelved loft, and the garage with power and lighting.

Externally there is an enclosed rear garden with a lawn and a wood-decked patio; whilst to the front is a lawn and low-maintenance landscaping incorporating a driveway. With superb transport links and expanding community infrastructure, this modern development also offers additional unrestricted on-street parking and visitors' spaces.

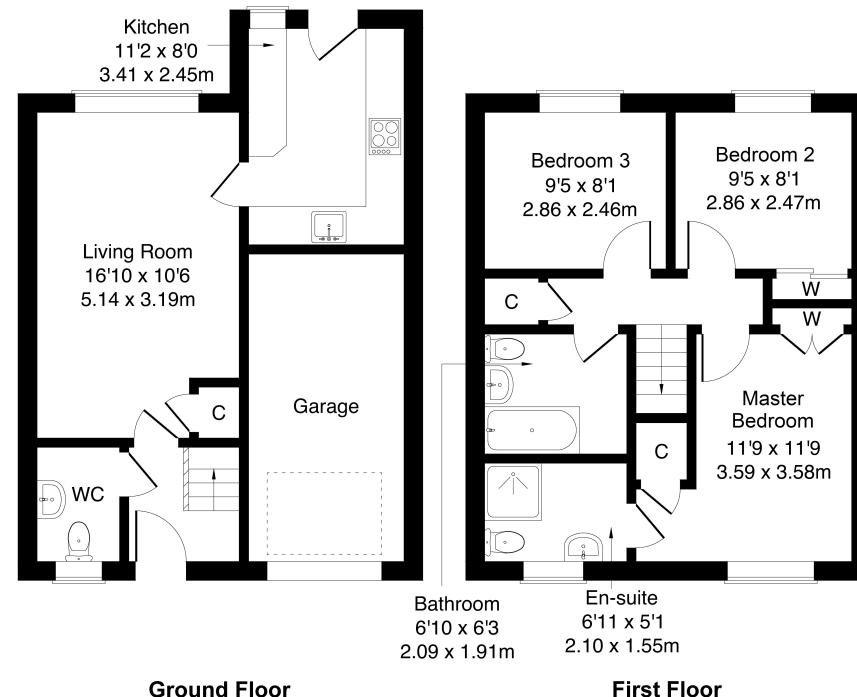
A welcoming entrance affords access to the carpeted stairs leading to the upper hall, a convenient WC, and opens into the rear-facing living room which features continuous wood-effect flooring from the hall, a TV wall mount point, a built-in storage cupboard, and a central light fitting. Set off the living room, with a door accessing the rear garden, the stylish kitchen is fitted with modern units and worktops, a tiled surround, a sink with drainer and a breakfast bar. Appliances include an integrated oven, a gas hob with an extractor hood, a dishwasher and a fridge/freezer.

On the upper hall, the master bedroom is set to the front with carpeted flooring, a TV wall mount point, a built-in wardrobe, and an en-suite shower room. Whilst two further bedrooms overlook the garden, similarly well-finished and sized, with carpeted flooring, central light fittings and a built-in wardrobe for bedroom two. Completing the accommodation, the family-sized bathroom is fitted with a modern suite, including a rainfall shower over the bath, marble effect tiling and spot lighting.

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Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



Ground Floor

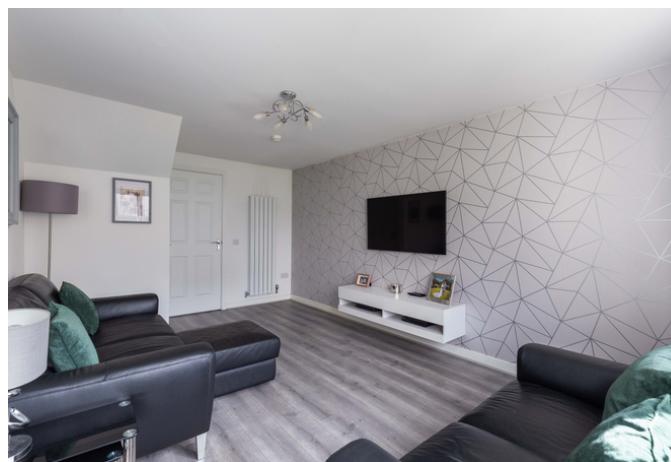
First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Wallyford is a popular commuting village located just off the A1, close to the historic town of Musselburgh. Wallyford itself has a selection of local shops, whilst Musselburgh offers a comprehensive range of amenities, including supermarkets, banking, building society and Post Office services. Fort Kinnaird and Straiton retail parks are also within easy reach and have an

extensive range of major high-street names, restaurants and a multi-screen cinema. Wallyford is well-placed for access to the East Lothian coastline and many superb beaches, there is also a primary school, a railway station with a park & ride facility, and regular bus services are available from Salters Road.





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