



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

Spacious Four-Bedroom, Three-Storey, End-Terrace Townhouse.

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Property Description

Beautifully presented and spacious, four-bedroom, three-storey, end-terrace townhouse, with gardens, a driveway and an integrated garage. Set adjacent to a shared 'village' green, in a modern, family-oriented residential development in Wallyford, East Lothian.

Comprises: halls for each level, a living room, dining/kitchen and utility room, plus four flexible bedrooms, an en-suite shower room, a ground-floor WC, and a family bathroom.

Highlights include an integrated kitchen, modern bathrooms, Amtico and Kamdean flooring and a Juliet balcony for the lounge.

In addition, there is double glazing, gas central heating and superb storage provision, including a loft and a garage with power and light.

Externally there is a driveway to the front, whilst an enclosed rear garden has a lawn and a wood-decked patio, with a pergola.

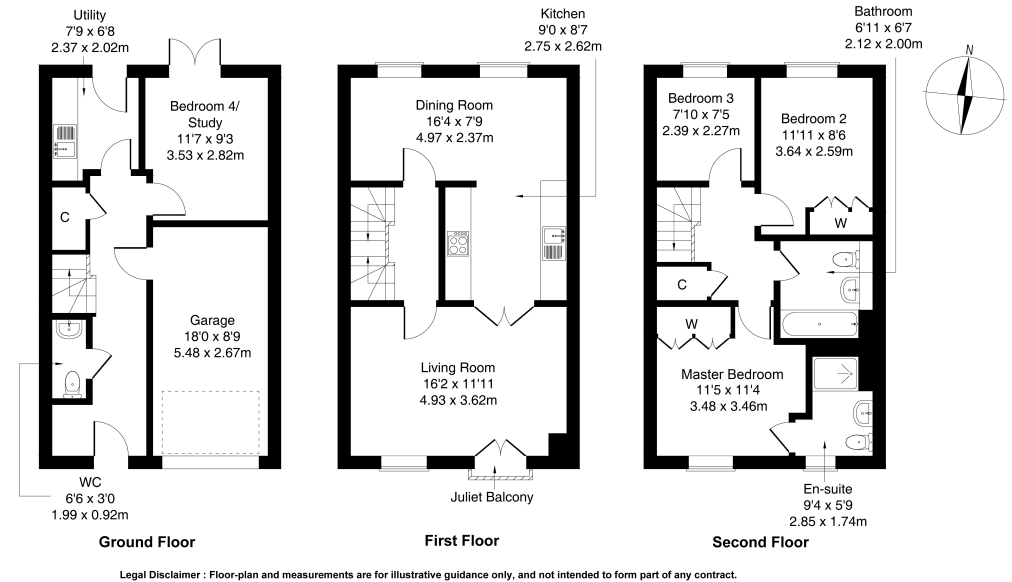
Minutes from the A1, this popular development provides additional visitor parking and maintained ground, including a children's play park.

The entrance hall has a reception area offering cloak space for outerwear, quality Amtico flooring, and a built-in store cupboard. Rear-facing is a flexible fourth bedroom featuring French patio doors to the garden and modern flooring, also with a door to the rear garden, a utility room has fitted units, a worktop and a sink with a drainer. Set internally, is a WC with a two-piece suite, whilst the garage also has secondary internal access from the hall.

On the first floor, set to the front is a living room with French doors to a Juliet balcony, further French doors to the kitchen, plain coving, carpeted flooring and two pendant light fittings. With Kamdean flooring, the kitchen has access from the lounge and is open to the light and spacious rear-facing dining room. Fitted units and worktops include an integrated dishwasher, fridge/freezer, double oven and gas hob. On the second floor, the master bedroom is set to the front, and includes a built-in wardrobe and a generous en-suite shower room, with a two-piece suite and an integrated cubicle. Two further flexible bedrooms are set to the rear, with carpeted flooring and a built-in wardrobe for bedroom two. Set internally, a family bathroom completes the accommodation and is fitted with a three-piece suite, tiled splash walls and spotlighting.

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Approximate Gross Internal Area: (1421 sq ft - 132 sq m.)



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 park & ride facility, and regular bus services are available from Salters Road.





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