



# Property Description

Immaculately presented, southerly-facing three-bedroom modern end-terrace home with gardens. Located in an exclusive new residential development in Wallyford, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, single bedroom, family bathroom, a family bathroom and a ground floor WC. Ready-to-move-in - highlights include a stylish kitchen with integrated appliances, modern bathrooms, contemporary flooring and lighting.

In addition, there is gas central heating and double glazing; a planting bed to the front and an enclosed rear garden with a lawn and paved patios. There is a residential car park to the rear, whilst this modern development includes unrestricted street parking and extensive well-kept communal grounds.

The bright and welcoming entrance hall gives access to the carpeted stairway whilst light and stylish modern flooring runs continuously from the hall into the front-facing lounge, featuring a built-in store cupboard and a wall-mount TV point. Set off the lounge, the kitchen has a patio door to the garden, large tiled flooring with underfloor heating, and has space for breakfast/dinner table. Modern fitted units and worktops include a tiled surround, sink with drainer, fridge/freezer, dishwasher and an integrated oven and gas hob. Set off the kitchen is a utility/store area, also giving further access to the WC. On the first floor, bedroom one is set to the front, with a built-in store, whilst two further bedrooms overlook the rear garden. The stylish family bathroom has a side aspect window and is fitted with a three-piece suite, including mains shower over the bath, tiled splash walls flooring.

**mov<sup>8</sup> 19 Rosehill Cusp, Wallyford, EH21 8FH**  
Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



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





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