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

Four Bedroom, Detached Family Home

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Property Description

Immaculately-presented and spacious, four-bedroom, modern detached family home, with gardens, driveway and an integrated garage. Located on a southerly facing corner plot, in a modern residential development of Wallyford East Lothian.

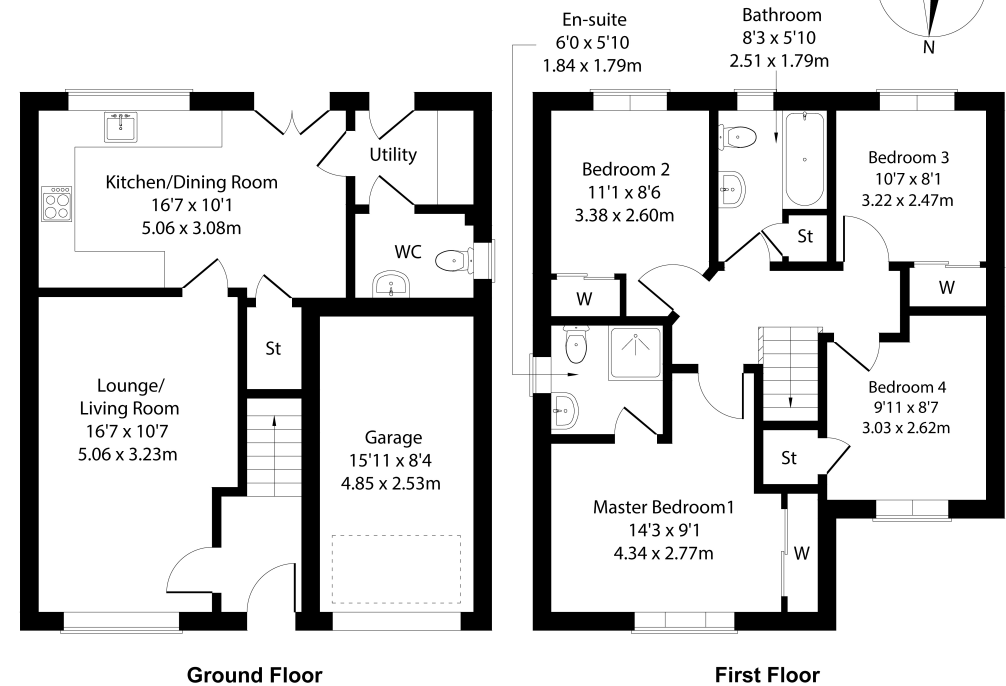
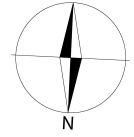
Features include a stylish integrated kitchen, modern bathroom suites, with contemporary flooring, lighting and decor, and superb storage provision including a fully floored attic. In addition, there are multiple TV and phone points, gas central heating, double glazing, and an integrated garage with power and lighting. Externally there is a generous and enclosed rear garden with lawn, wood-decked patio and store shed; whilst to the front is a lawn and a driveway. The development is within easy reach of both Wallyford Station and the A1, and it also offers additional unrestricted parking and well-maintained communal grounds.

The entrance hall has space for outerwear and opens directly into the front-facing lounge. With plenty of natural light, the lounge offers bright and neutral decor with wood-effect flooring, inset spot lighting, and a wall-mount TV point. The kitchen provides ample space for freestanding dining furniture and benefits from a store cupboard and French doors that open to the private rear garden, with secondary access afforded from the utility room. Wall and base units are fitted with wood-effect worktops and matching upstand, unit downlighting, and a stainless steel sink set below a window. Appliances include an integrated double oven and gas hob with extractor hood above, fridge/freezer, and a dishwasher. With matching units and worktops, the adjoining utility room has space and plumbing for further white goods whilst also offering access to the modern two-piece WC.

On the first floor, carpeted flooring carries through from the landing into all four bedrooms set to either aspect. The bright master bedroom is set to the front and features a built-in wardrobe and contemporary en-suite bathroom with a fitted two-piece suite and separate shower enclosure. Overlooking the rear garden, bedrooms two and three are similarly finished with built-in wardrobes, pendant light fittings, and TV points. Bedroom four is set to the front and offers a flexible space that could be used as a study or guestroom with built-in storage. Completing the accommodation and set to the rear, the main bathroom benefits from a store cupboard and a fitted three-piece suite with a shower unit over the bath and tiled splash walls.

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Approximate Gross Internal Area: (1216 sq ft - 113 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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