



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

Tastefully-Presented & Spacious, Four Bedroom Mid-Terrace Townhouse

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Tastefully presented and spacious, four-bedroom, three-storey, mid-terrace townhouse, with gardens and private parking. Located in a quiet cul-de-sac in a modern, family-oriented residential development in Wallyford, East Lothian. Features include a fitted kitchen with integrated appliances, modern bathroom suites, multiple TV points, and excellent integrated storage. Externally there is a low maintenance garden area to the front, and an easily maintained rear garden with a paved patio, store shed, and a gate to the residential parking with two allocated spaces.

A generous reception hallway gives access throughout the ground floor and to the carpeted stairway, with features including pendant lighting, two store cupboards, and space for freestanding storage and outerwear. With wood-effect flooring and neutral decor, bedroom two benefits from a front aspect window, a built-in wardrobe, and access to the ground floor bathroom with a modern two-piece suite and separate shower enclosure. Bedroom four offers a flexible space that can be used as a study, family room or guest room, with French doors that open to the private rear garden. Secondary access to the garden is provided from the adjoining utility room, which has fitted units with stone-effect worktops, tiled backsplash, and a freestanding washing machine.

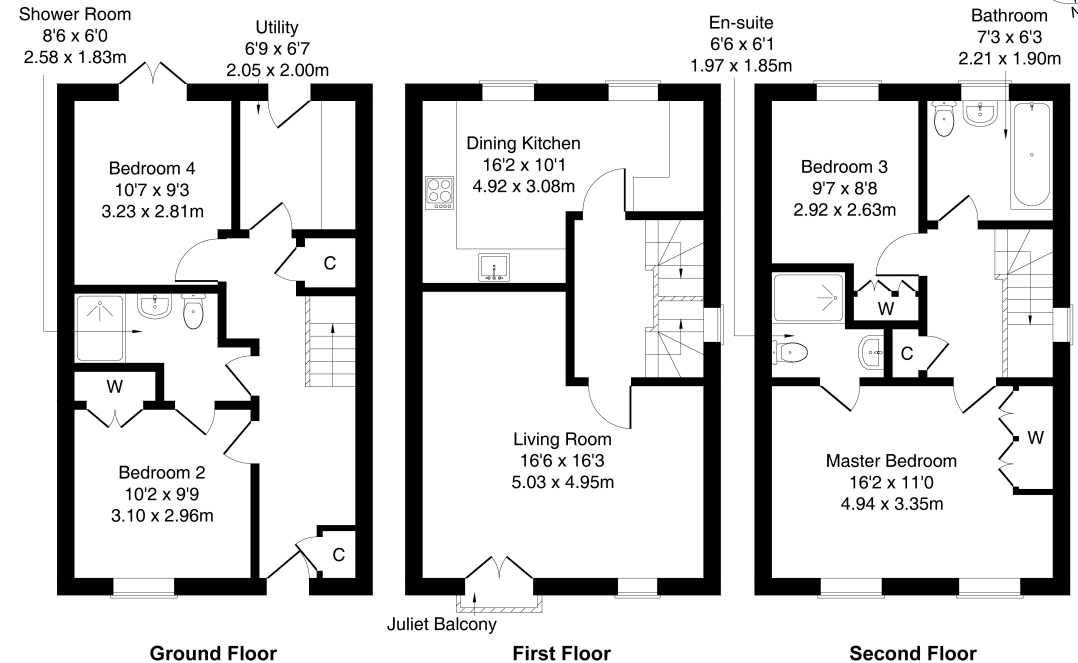
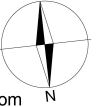
On the first floor, a spacious lounge benefits from a front aspect Juliet balcony, and neutral decor with quality hardwood flooring, plain coving, and three ceiling-mount light fittings. In addition, the lounge offers a generous room size allowing for ample space for living and dining furniture. Overlooking the rear garden and with inset spot lighting, a contemporary kitchen has fitted units and a breakfast bar with stone-effect worktops, tiled backsplash, unit downlighting, and a stainless steel sink. Appliances include an integrated double oven and gas hob with extractor hood above, fridge/freezer, and dishwasher.

On the second floor, carpeted flooring carries from the landing into both bedrooms, and rear-set bedroom three benefits from plenty of natural light and a built-in wardrobe. The master bedroom is set to the front with two dormer windows and features a generous room size with built-in wardrobes and a contemporary en-suite shower room. Completing the accommodation and set to the rear, the family bathroom has a fitted three-piece suite with a shower-head fitting for the bath and tiled splash walls.

mov⁸ REAL ESTATE
Estate Agents and Solicitors

25 Park Gardens, Wallyford, Musselburgh, EH21 8DB

Approximate Gross Internal Area: (1335 sq ft - 124 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

