

Plot 12 Dunbar

AUBURN LOCKS, WALLYFORD, EAST LoTHIAN, EH21 8FE



*EXCITING DEVELOPMENT IN THE
VILLAGE OF WALLYFORD*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





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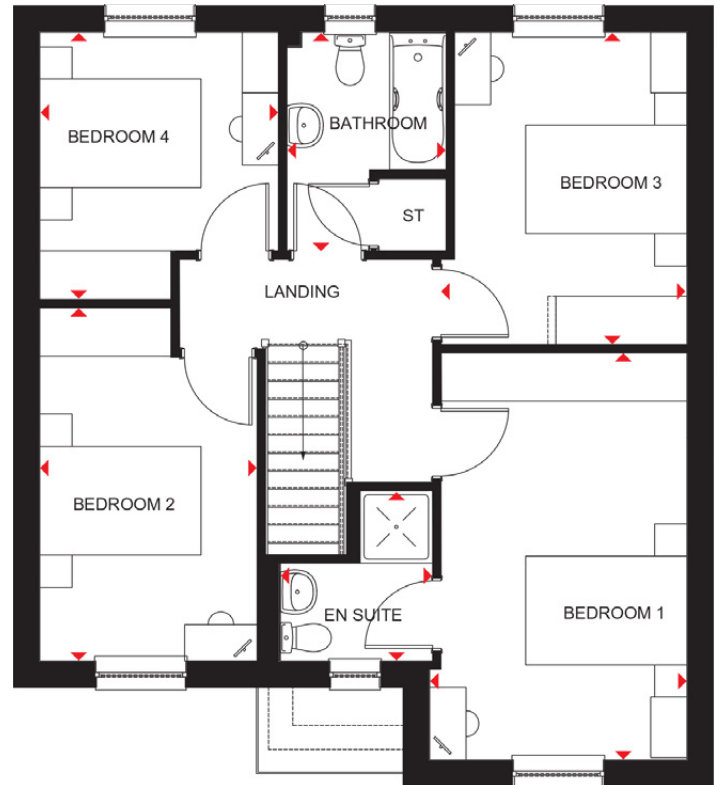
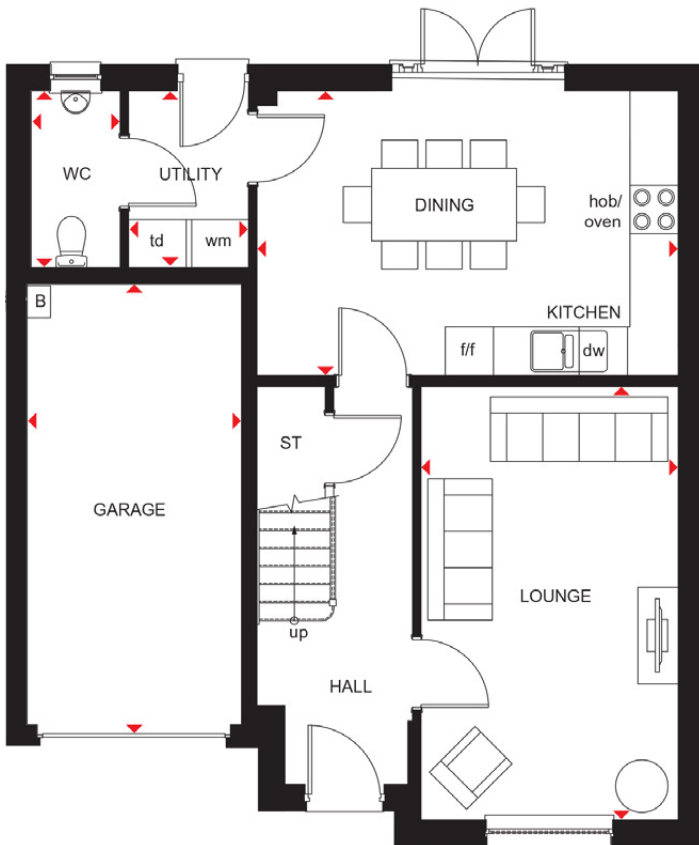
The Dunbar is a spacious four bedroom home. On the ground floor you'll find a large lounge and an open-plan kitchen/dining room with French doors leading to the back garden. The ground floor also has a utility room and WC.

There are four double bedrooms upstairs with the main bedroom benefiting from an en-suite shower room, as well as a family bathroom on the landing. The home is complete with a single integral garage.









Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.23m (17'1") x 3.54m (11'7")	Bedroom 2	2.70m (8'10") x 4.38m (14'4")
Lounge	3.20m (10'6") x 5.35m (17'6")	Bedroom 3	3.06m (10') x 3.86m (12'8")
Utility	1.47m (4'10") x 2.15m (7')	Bedroom 4	2.96m (9'8") x 3.32m (10'10")
WC	1.10m (3'7") x 2.15m (7')	Bathroom	1.98m (6'5") x 2.72m (8'10")
Bedroom 1	3.19m (10'5") x 5.05m (16'6")		
En-suite	1.89m (6'2") x 2.11m (6'11")		
		Gross internal floor area (m ²): TBCm ²	



Image credit: <https://www.scottishhousingnews.com/articles/ambassador-living-to-deliver-94-new-homes-at-wallyford>

Situated in picturesque East Lothian, on the outskirts of Musselburgh (a bustling, seaside market town), the historic village of Wallyford is ideally positioned for easy access to the A1, A720, City Bypass and M8. With its frequent bus service, park and ride facilities and local train station, enabling rail passengers to reach Edinburgh city centre within 10 minutes. Wallyford is a popular commuter base and is currently undergoing an exciting new phase of expansion.

Young families can also benefit from close proximity to Dalkeith Adventure Playground, local nurseries/playgroups and East Links Country Park/miniature zoo. For those who love the great outdoors, East Lothian offers award-winning beaches, golf courses, nature trails and numerous historic sites.

If retail and leisure suit your tastes, a short drive to Musselburgh town centre, or Fort Kinnaird Retail Park, and you'll discover an array of high street shops, cafe's, bars, restaurants, excellent banking facilities, a cinema, swimming pool and private health clubs with gyms, saunas and spas.

The Location

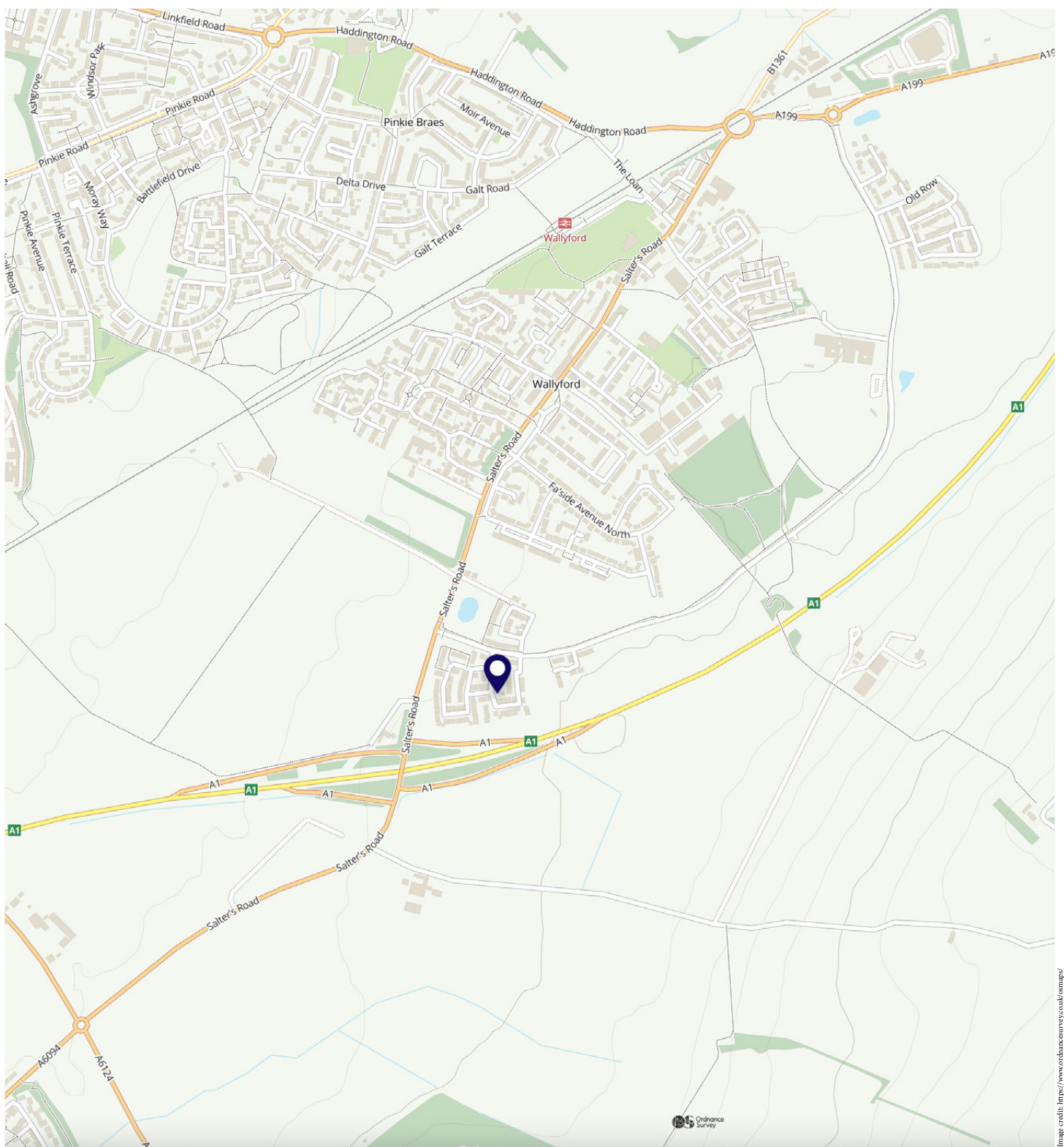


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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JAYNE SMITH
Corporate Account Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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