

# 35 Wallace Avenue

WALLYFORD, MUSSELBURGH, EAST LoTHIAN, EH21 8BZ



*Generously proportioned detached villa boasting stylish interiors, a large enclosed rear garden, and exceptional comfort for modern family living*



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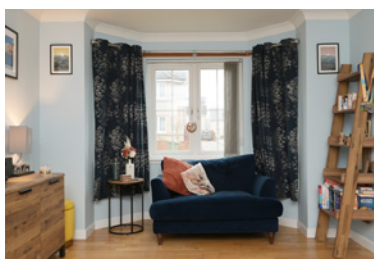




McEwan Fraser is delighted to present this particularly appealing four-bedroom detached house with a generous enclosed rear garden. Forming part of a highly sought-after modern development, this impressive family home enjoys an extremely convenient setting within easy reach of excellent transport links, local amenities and schools.

Presented in excellent decorative order throughout, the property offers bright, generously proportioned accommodation finished to a high standard and providing all modern comforts. The home further benefits from a garage and a double driveway, allowing off-street parking for two vehicles.

# THE LIVING ROOM



The well-designed accommodation comprises a welcoming entrance hallway leading to a spacious and elegant living room, enhanced by a charming bay window which floods the room with natural light.



# THE KITCHEN/DINER



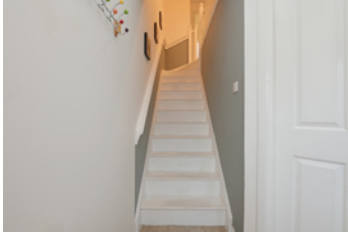
To the rear lies the heart of the home, a superb open-plan kitchen/dining/family room, ideal for both everyday living and entertaining, featuring ample storage including a large walk-in cupboard and patio doors providing direct access to the rear garden. A separate utility room with an adjoining WC adds further practicality.



# THE UTILITY & WC







Upstairs, the generous principal bedroom enjoys a bay window, fitted double wardrobes and a stylish en-suite shower room. There are three further well-proportioned double bedrooms, two of which benefit from fitted double wardrobes, along with a modern family bathroom fitted with a white suite and shower attachment. The property is further enhanced by gas central heating and double glazing throughout.

## THE BATHROOM



# BEDROOM 1



the generous principal bedroom enjoys a bay window, fitted double wardrobes and a stylish en-suite shower room





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





Externally, the home enjoys private gardens to the front and rear, with the fully enclosed rear garden offering a wonderful outdoor space for families and entertaining. The garden features two decked seating areas, a mature lawn, and a low-maintenance plastic storage shed.

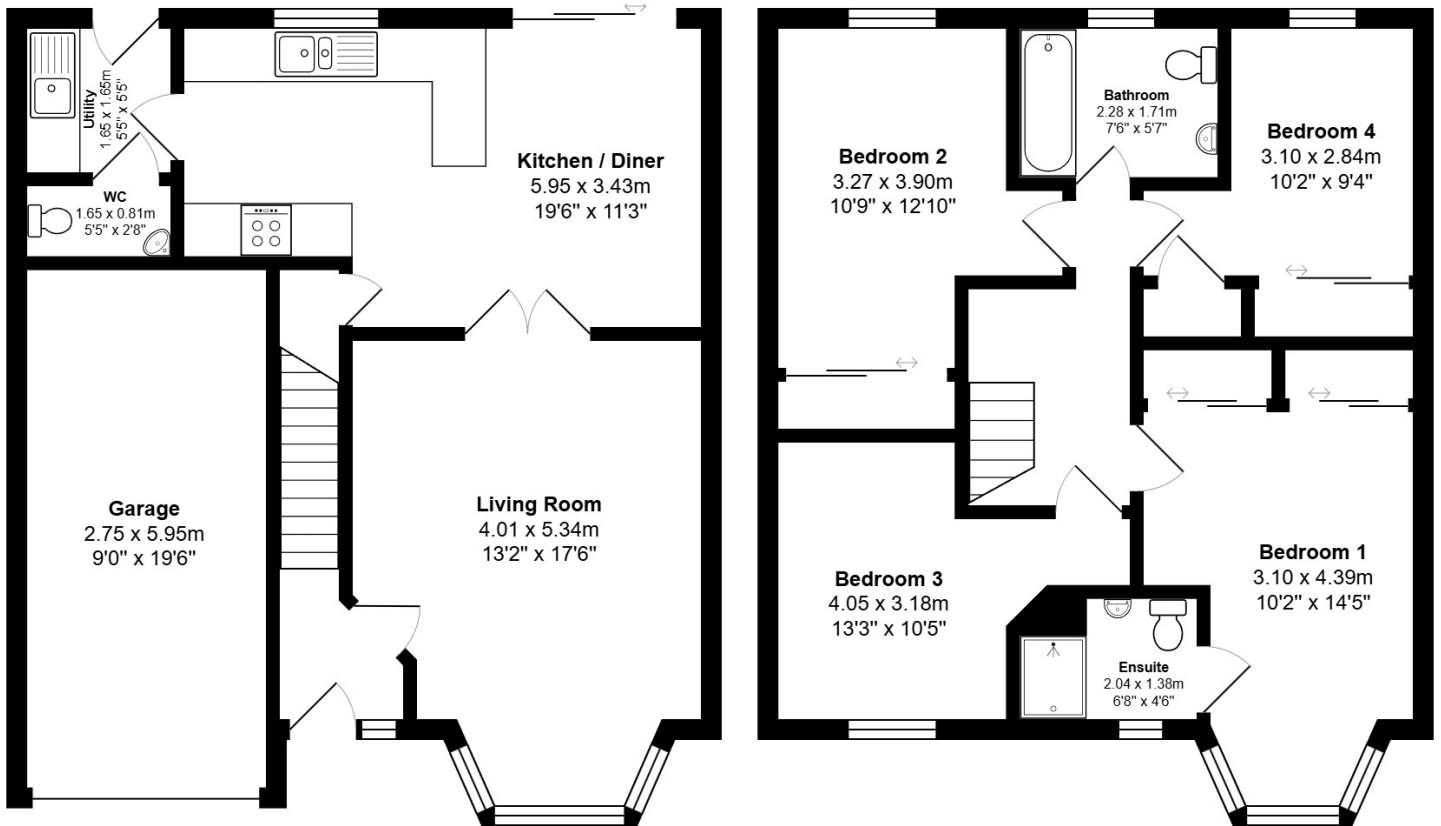
Early viewing is highly recommended to fully appreciate the space, setting and quality on offer.

# EXTERNALS



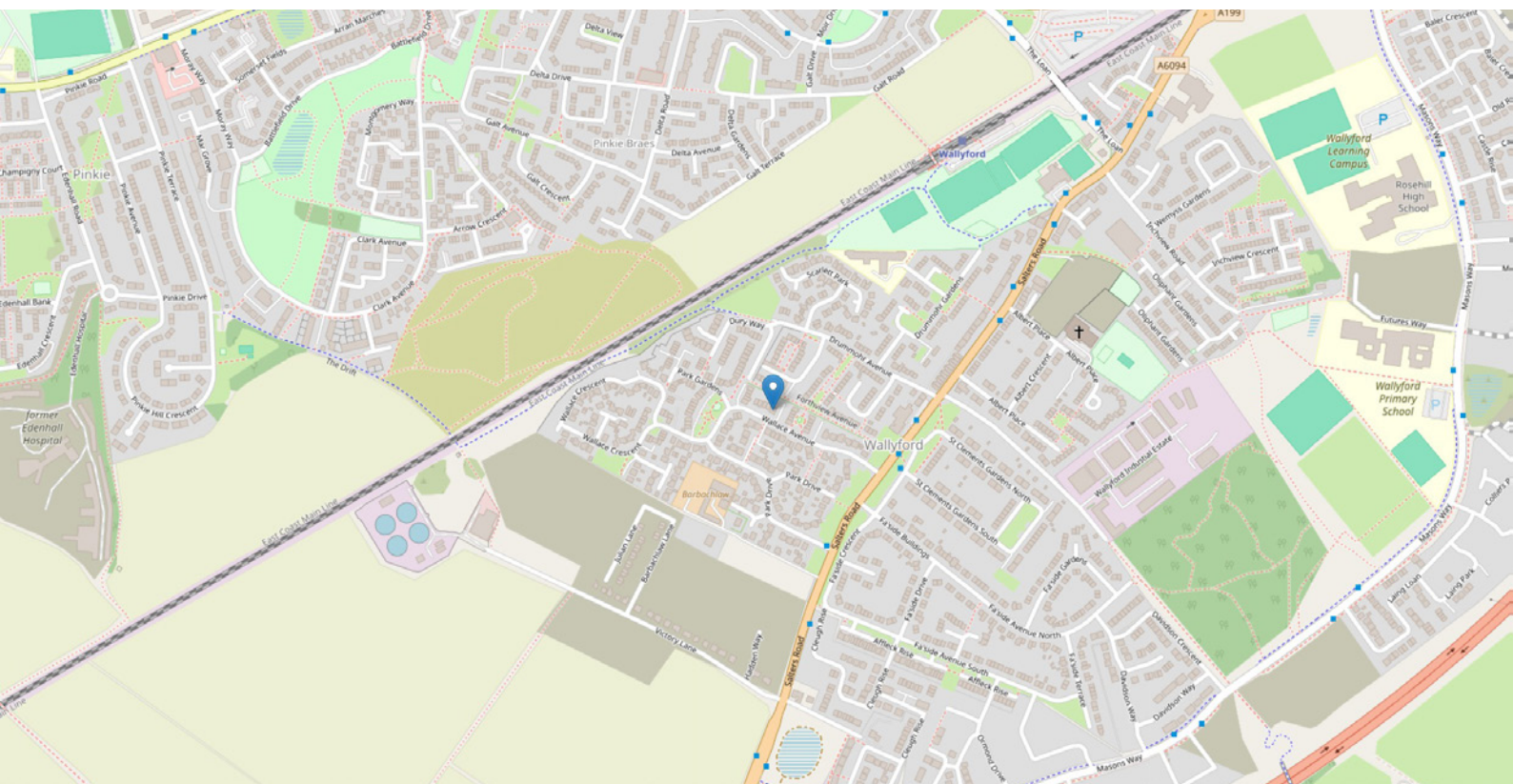


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Located in the popular East Lothian village of Wallyford, this home enjoys a welcoming and family-friendly setting with excellent amenities close at hand. The village offers a good range of everyday shops and services, including a local supermarket, pharmacy and cafés, while a wider choice of retail and leisure facilities can be found nearby in Musselburgh and at Fort Kinnaird Retail Park.







The area is particularly well-suited to families, with well-regarded primary schooling within the village and a selection of secondary schools in neighbouring Musselburgh. There are a variety of parks, play areas and green spaces nearby, along with pleasant walking and cycling routes, making it easy to enjoy an active outdoor lifestyle. The beautiful East Lothian coastline and several golf courses are also within easy reach, providing excellent opportunities for family days out and weekend activities.

Wallyford is well connected for commuting and school travel, with its own railway station offering regular services into Edinburgh city centre. Excellent road links via the A1 provide quick access to the City Bypass and surrounding areas, while frequent local bus services offer convenient travel throughout East Lothian and into the capital.



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