



  
Solicitors & Estate Agents  
0131 524 9797

2 Scarlett Park

WALLYFORD, EH21 8BY





## Location

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.

Transport links aside, Wallyford also features a friendly post office, two convenience stores, a pharmacy and village garden centre. In addition to Wallyfords pre-existing primary school, new primary and secondary schools and further shopping facilities are due for completion in 2020.

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 Kinraid 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.





# 2 Scarlett Park

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An excellent opportunity has arisen to acquire this highly desirable 3 bed semi-detached villa, well situated in the Wallyford area of East Lothian. Viewing of this property is highly recommended.

Internally the accommodation is in excellent decorative order and briefly comprises:

Ground Floor: Entrance Hall with under stair storage cupboard, WC, spacious Lounge and modern, partially tiled open plan Kitchen/Diner with integrated 4 gas hob double oven and grill, extractor fan and access to the rear garden.

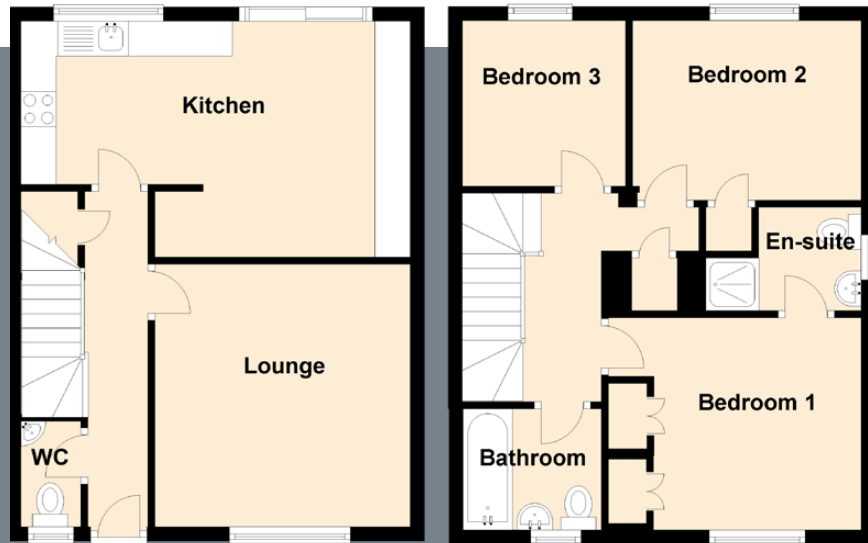
First Floor: Landing with airing cupboard, Master Bedroom with two double fitted wardrobes, en-suite with electric shower and two piece suite. Double Bedroom with fitted double wardrobe and lastly the Single Bedroom. Completing the accommodation the family bathroom with shower head off the mains over the bath and matching two piece suite.

This property also benefits from: gas central heating, full double glazing, private garden space to the side and rear and Single Driveway to accommodate for off-street parking, as well as more than adequate on-street parking to accommodate for visitors.

Attic: partially floored, accessed via a Ramsay ladder landing, providing additional storage space.



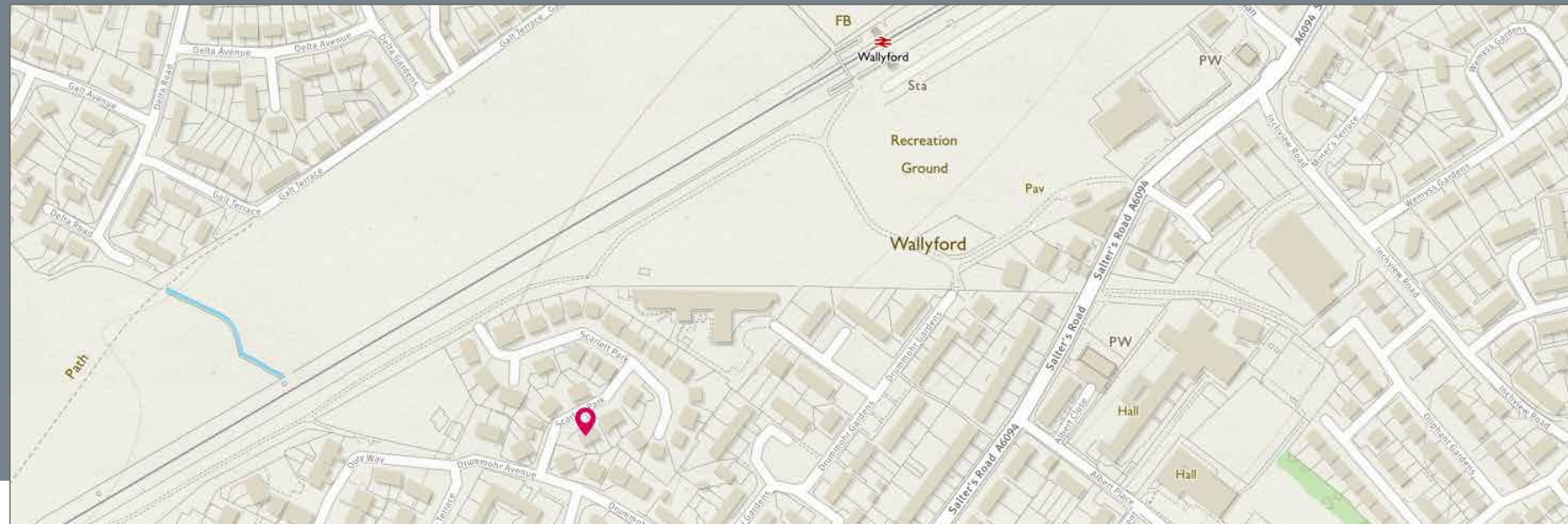




Approximate Dimensions (Taken from the widest point)

Lounge	3.73m (12'3") x 3.62m (11'11")
Kitchen	5.64m (18'6") x 3.35m (11')
Bedroom 1	3.58m (11'9") x 3.01m (9'11")
En-suite	2.20m (7'3") x 1.47m (4'10")
Bedroom 2	3.24m (10'8") x 2.55m (8'4")
Bedroom 3	2.35m (7'9") x 2.31m (7'7")
Bathroom	1.96m (6'5") x 1.72m (5'8")
WC	1.50m (4'11") x 0.85m (2'9")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup> | EPC Rating: C



# McEwan Fraser Legal

## Solicitors & Estate Agents

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Text and description  
**JAY MURRAY-PATEL**  
Surveyor



Professional photography  
**AOIFE McDONALD**  
Photographer



Layout graphics and design  
**ABBEY TURPIE**  
Designer