

Plot 28 Traquair

AUBURN LOCKS, WALLYFORD, EAST LoTHIAN, EH21 8FE



*EXCITING DEVELOPMENT IN THE
VILLAGE OF WALLYFORD*



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**5% DEPOSIT PAID OR
PART EXCHANGE**



The downstairs of this semi-detached home features a bright and airy open-plan kitchen/dining room with a built-in breakfast bar and access to the back garden. You will also find a utility space, WC, and lounge area.

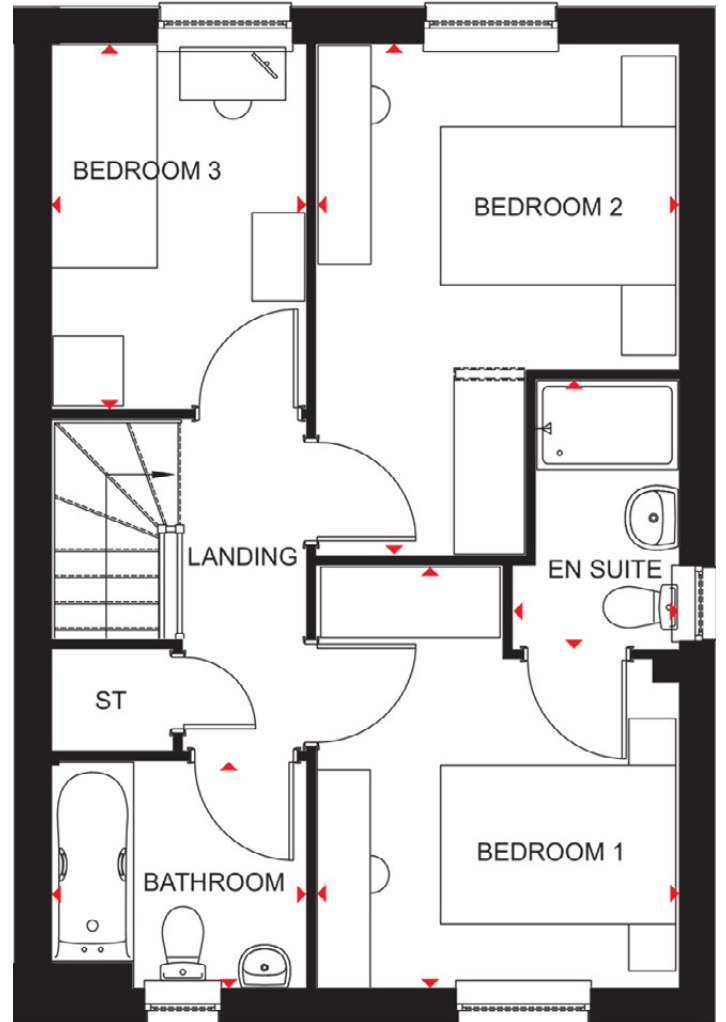
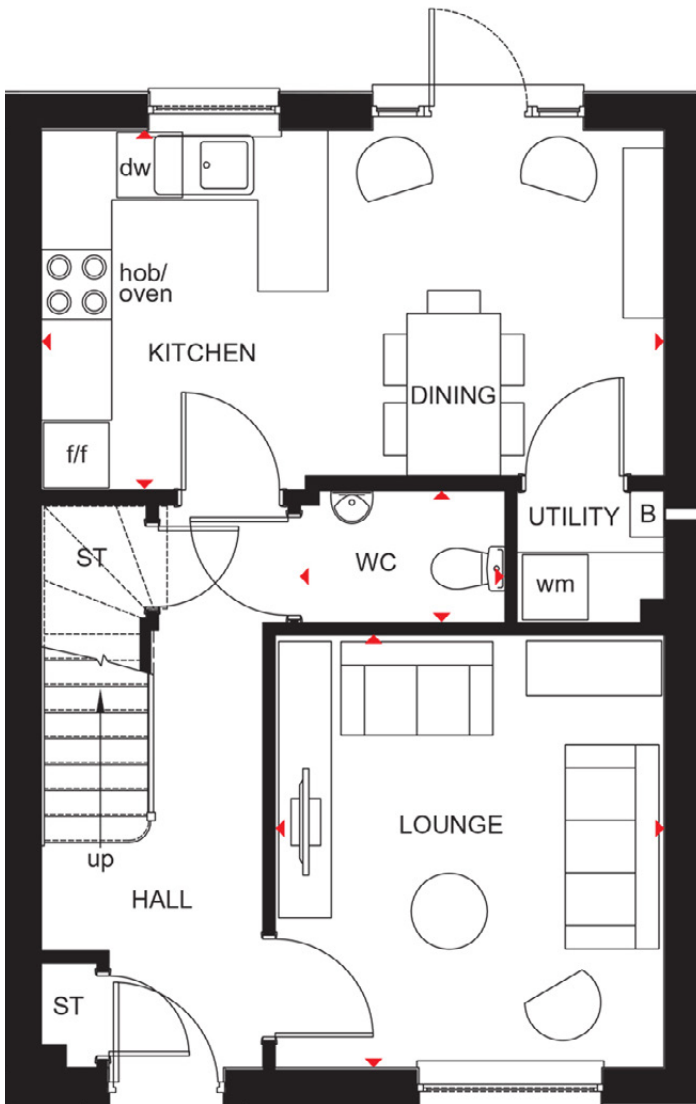


Upstairs, you have two double bedrooms and an additional single bedroom with the main bedroom benefiting from an en-suite, as well as a family bathroom on the landing









Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.33m (17'5") x 3.08m (10'1")
Lounge	3.33m (10'11") x 3.70m (12'1")
Utility	1.26m (4'1") x 1.13m (3'8")
WC	1.75m (5'8") x 1.13m (3'8")
Bedroom 1	3.07m (10') x 3.59m (11'9")
En-suite	1.40m (4'7") x 2.28m (7'5")

Bedroom 2	3.07m (10') x 4.34m (14'2")
Bedroom 3	2.16m (7') x 3.09m (10'1")
Bathroom	2.16m (7') x 1.88m (6'2")

Gross internal floor area (m²): TBCm²



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

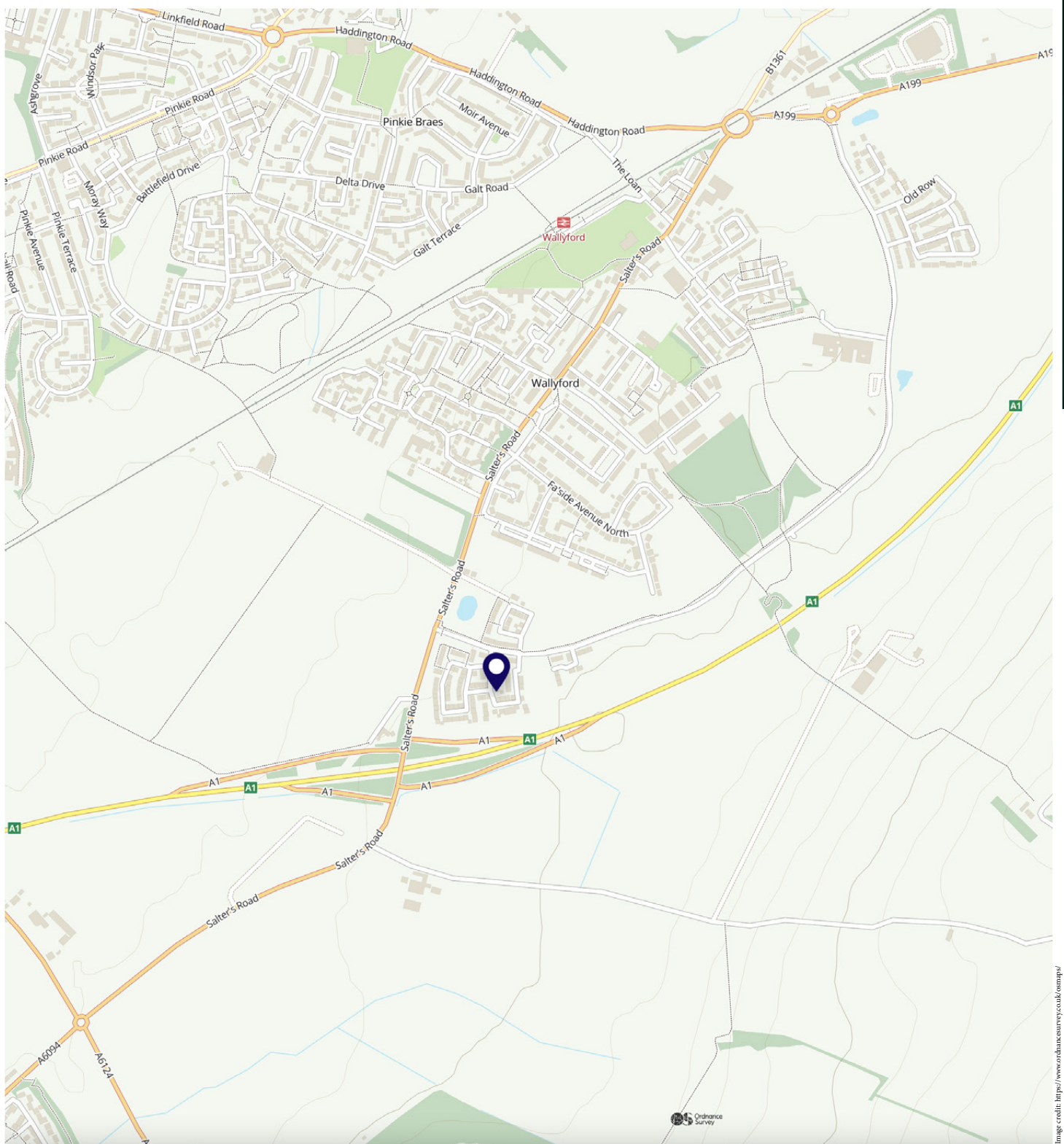


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
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Corporate Account Manager



Layout graphics and design
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