

# 56 Cleugh Rise

WALLYFORD, EAST LOTHIAN, EH21 8FJ



*SPACIOUS FOUR BEDROOM DETACHED  
FAMILY HOME IN WALLYFORD*



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McEwan Fraser Legal is delighted to present this spacious four-bedroom detached family home in the East Lothian town of Wallyford.

Inside, the property comprises a spacious living area which is front-facing and generously proportioned with ample space for various furniture configurations.







The fully equipped kitchen which provides direct access into the private rear garden. The kitchen is fitted with integrated appliances has a utility room and downstairs WC. In the kitchen there is also ample floor space for dining furniture.







The house boasts four generous double bedrooms ranging in size from master bedroom to bedroom four.







**Bedroom 2**







**Bedroom 3**





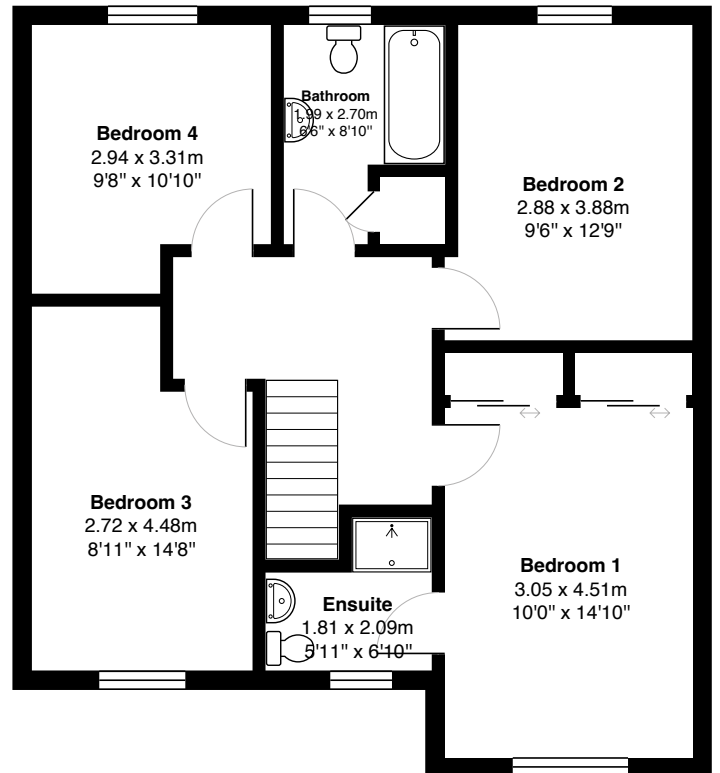
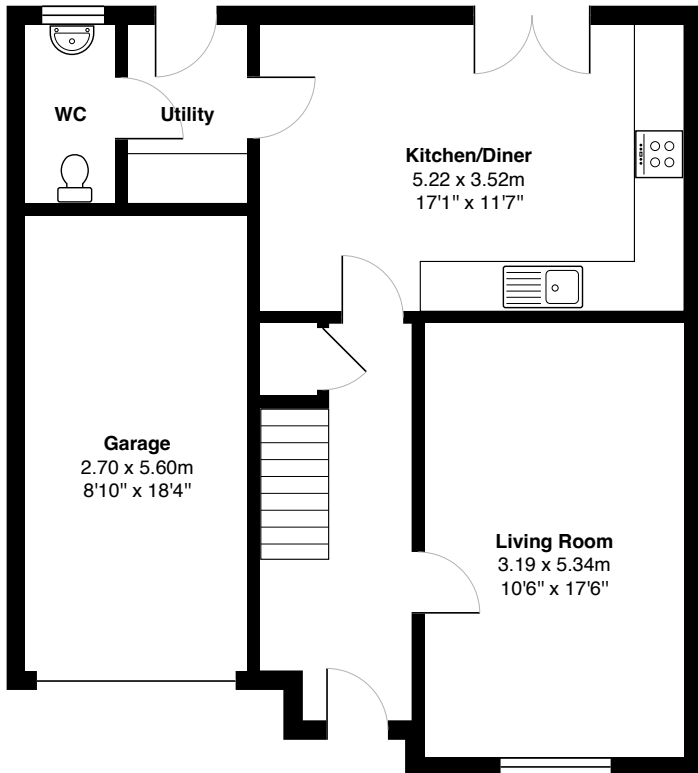
**Bedroom 4**





There is one main family bathroom with white three piece suite and a shower over the bath as well as master bedroom en suite shower room and downstairs WC completing the facilities within the property. All have been finished to an excellent standard.





Gross internal floor area (m<sup>2</sup>): 119m<sup>2</sup>

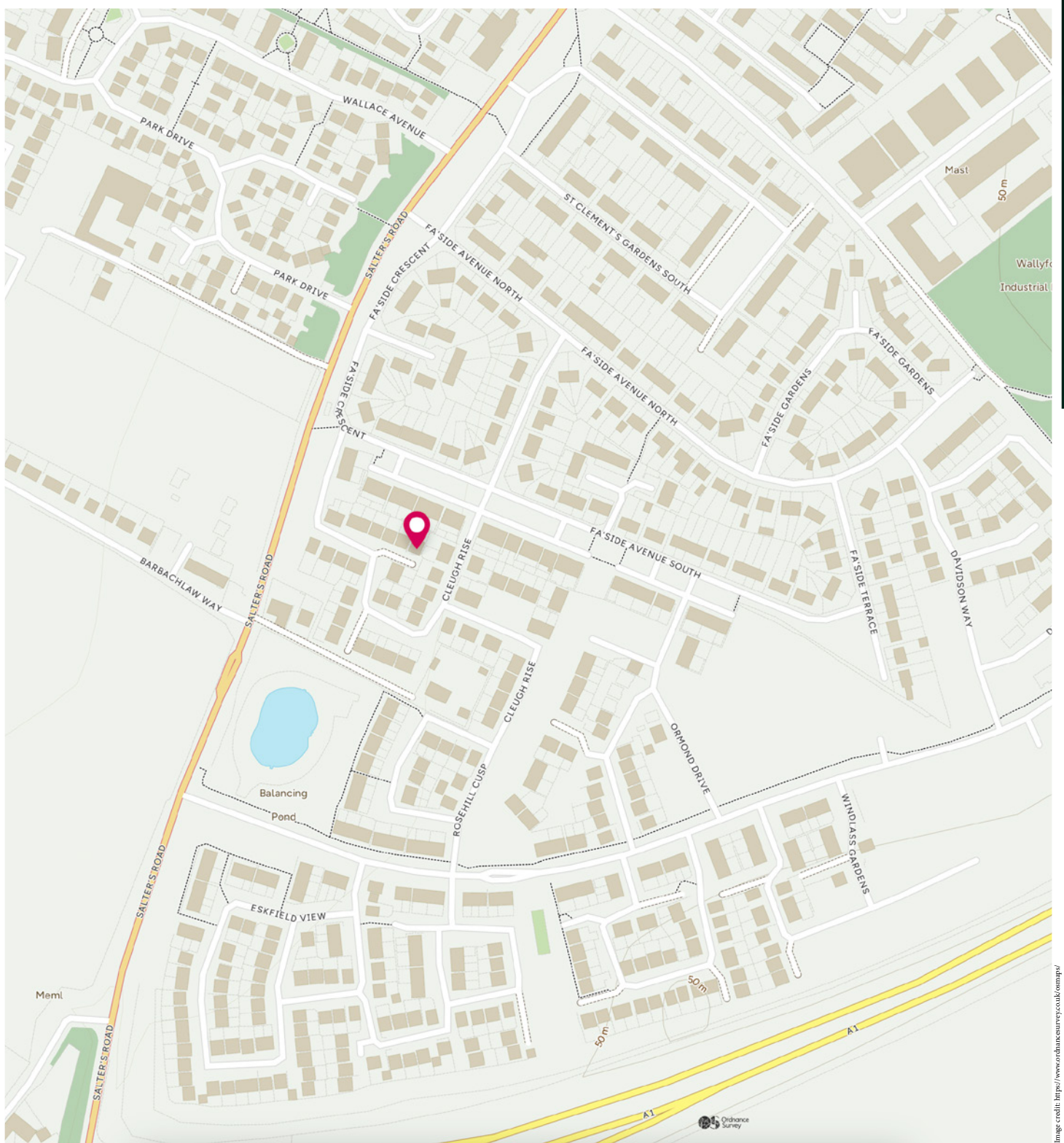
EPC Rating: B

## Floor Plan



In addition to this, the property includes an integral garage, EV charger, off-street parking for circa four cars with ease, front and back gardens and benefits from gas central heating and modern double glazing, making this a warm and cost-effective family home, year-round.





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