

22 Innes Neuk

WALLYFORD, MUSSELBURGH, EAST LOTHIAN, EH21 8EW



This superb four-bedroom detached enjoys excellent proportions throughout and benefits from a south-facing rear garden



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McEwan Fraser Legal is delighted to present this superb four-bedroom detached house to the market. Offered to the market in excellent internal order, the property enjoys excellent proportions throughout. Accommodation includes two public rooms, a generous kitchen, a ground floor WC, a master bedroom with an en-suite shower room, three further bedrooms, a family bathroom, and an integral garage. The house also benefits from a south-facing rear garden, Hive controlled gas central heating, double glazing, and the remainder of its original Premier Guarantee warranty.

THE LIVING ROOM



Entering the property, you find a welcoming hallway that is neutrally finished and has bespoke storage fitted under the stairs. The hallway gives access to both public rooms, the kitchen, and the WC. Adjacent to the front door, the smaller public room would make a lovely formal dining room or a superb home office. The main living room enjoys a sunny southerly aspect and has French doors opening onto a rear patio. Naturally spacious, the living room has plenty of space for a new owner to create their ideal entertaining space.

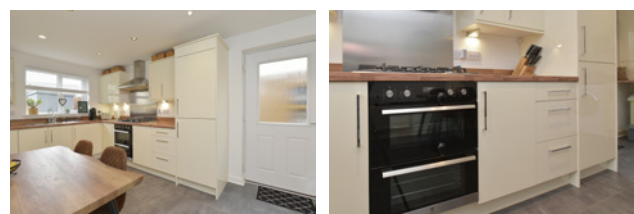
THE DINING ROOM

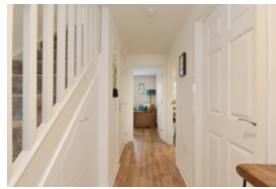


THE KITCHEN



The modern kitchen is adjacent to the living room and has space for a breakfast table alongside a generous range of base and wall-mounted units. There is a huge amount of prep and storage space alongside a range of integrated appliances including a five-ring gas hob, a double oven, a dishwasher, and a fridge freezer.





Climbing the stairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft space that is floored and shelved, with lighting, accessible via a pull-down Fakro ladder for extra storage. Bedroom one is the obvious master and boasts a feature panelled wall, plenty of space for a full suite of bedroom furniture alongside a large integrated wardrobe. This bedroom also has access to a contemporary en-suite shower room which is partially tiled. Both the bedroom and en-suite have been recently decorated. Bedroom two is a well-proportioned double that is currently utilised as a spacious nursery. Bedroom three is a large double with an integrated wardrobe. Bedroom four is a large single. Internal accommodation is completed by the master bathroom which is partially tiled and finished with a three-piece white suite with a mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



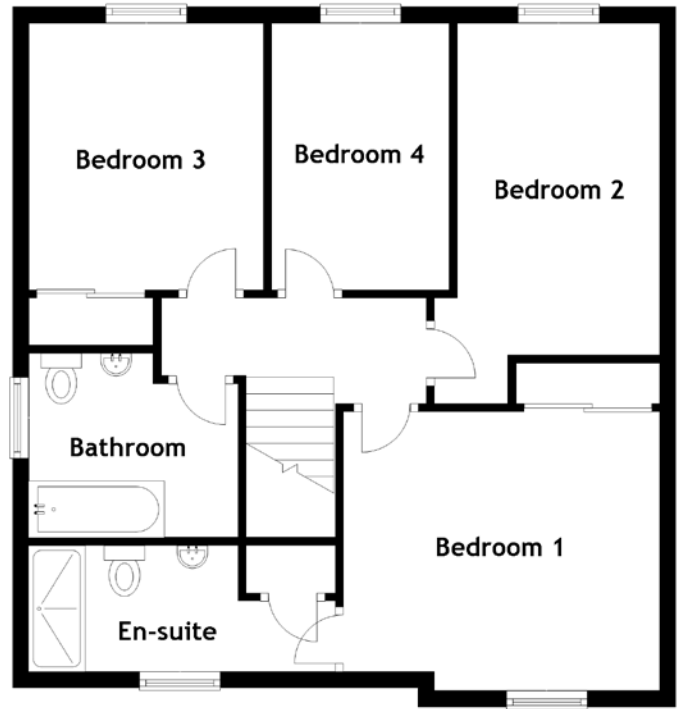
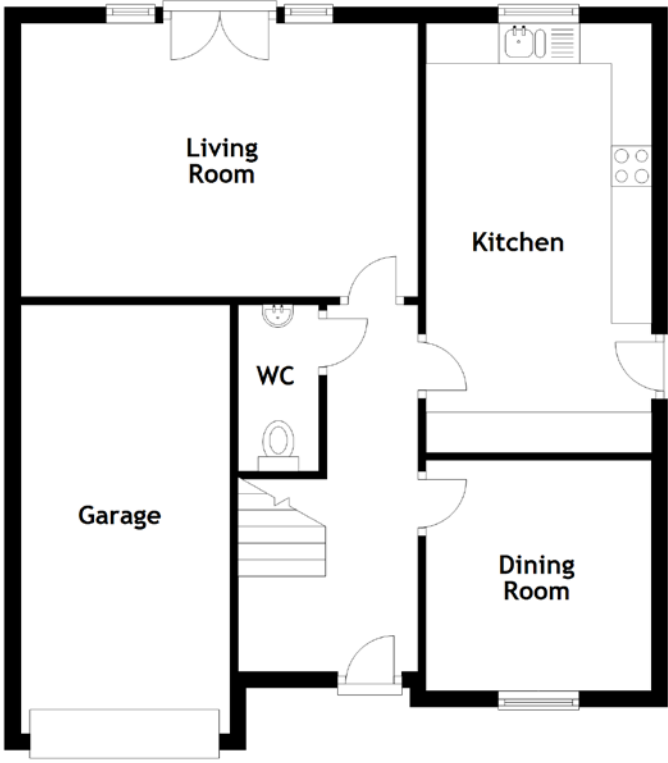
Externally, the gardens have recently been professionally landscaped. To the front, there's a modest lawn with a double driveway that leads to an integrated single garage. The south-facing rear garden is an ideal suntrap during the summer. It features a well-maintained lawn, established flower beds, dual patio areas, plus an outdoor tap and power outlets. Along the side, a raised bed extends the length of the house, perfect for cultivating a range of plants or vegetables.

This is a 'walk-in' family home and internal viewing is strongly encouraged.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

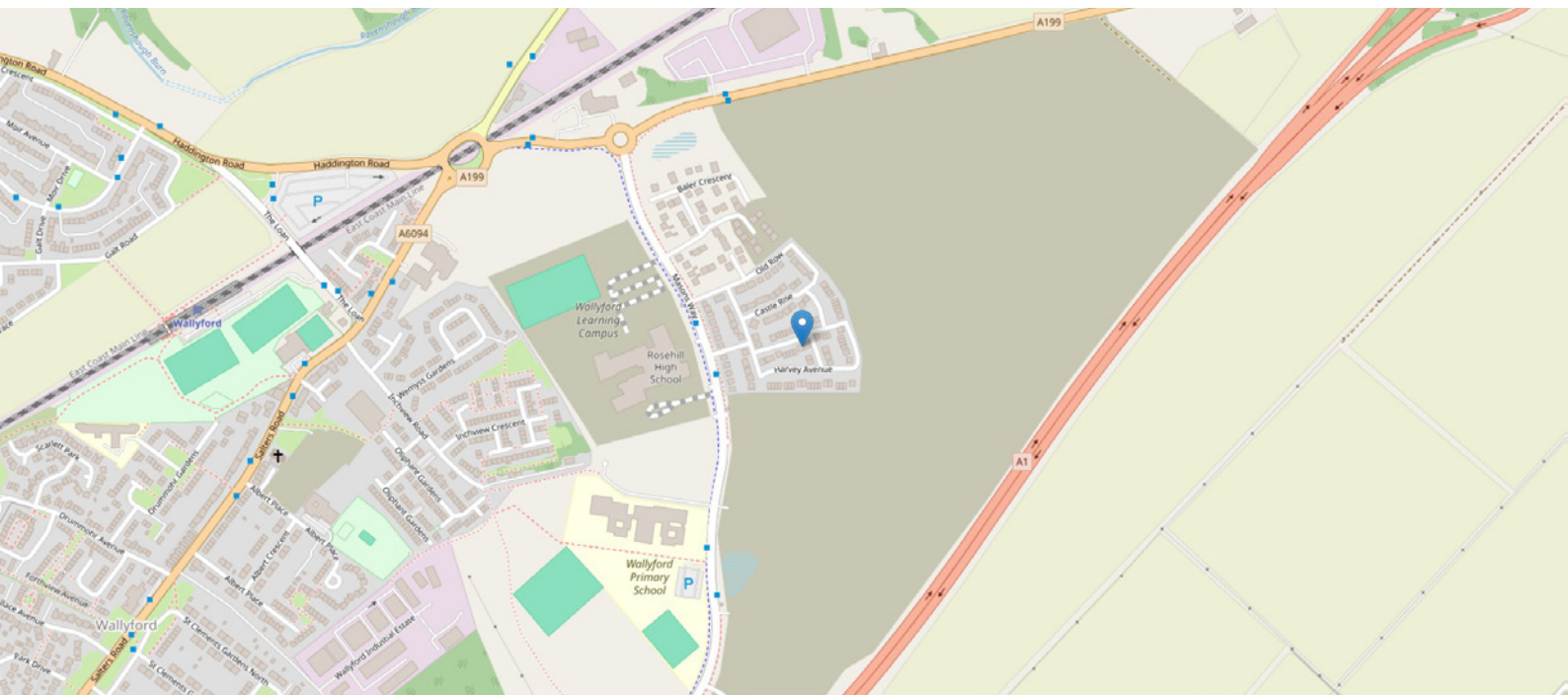
Living Room	4.92m (16'2") x 3.38m (11'1")
Dining Room	2.85m (9'4") x 2.79m (9'2")
Kitchen	5.31m (17'5") x 2.79m (9'2")
WC	2.06m (6'9") x 1.00m (3'3")
Bedroom 1	3.92m (12'10") x 3.46m (11'4")
En-suite	3.76m (12'4") x 1.56m (5'1")
Bedroom 2	4.71m (15'5") x 2.76m (9'1")

Bedroom 3	3.30m (10'10") x 2.90m (9'6")
Bedroom 4	3.30m (10'10") x 2.20m (7'3")
Bathroom	2.62m (8'7") x 2.28m (7'6")
Garage	5.31m (17'5") x 2.59m (8'6")

Gross internal floor area (m²): 113m²

EPC Rating: B

Extras (Included in the sale): Washer/dryer



THE LOCATION

Approximately 9 miles east of Edinburgh city centre, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks to East Lothian's idyllic sandy coastline and its wealth of renowned golf courses. Wallyford also provides a quick and easy commute into Edinburgh thanks to the nearby A1.





The village is well served by local amenities, with convenience stores, a post office, and eateries. Further shops, supermarkets, pubs, and cafes can also be enjoyed in the thriving coastal town of Musselburgh, which is only two miles away. More extensive shopping and leisure facilities are on offer at nearby Fort Kinnaird Retail Park as well. For schooling, primary and secondary education is provided locally at Wallyford Primary School and the new Rosehill High School which forms part of the Wallyford Learning Campus. Wallyford has excellent public transport links with its own railway station on the Edinburgh - North Berwick line, a handy Park and Ride, and regular bus services. It also offers quick access to the City of Edinburgh Bypass for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.



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