



WALLYFORD
26 SCARLETT PARK
EH21 8BY



 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk

WALLYFORD

26 SCARLETT PARK
EH21 8BY

**MODERN SEMI DETACHED
HOME SET IN QUIET CUL-DE-
SAC LOCATION
WELL PRESENTED, WITH NEW
KITCHEN AND CENTRAL
HEATING BOILER**

NOT OVERLOOKED TO REAR

**ENTRANCE HALLWAY
LOUNGE
DINING ROOM
KITCHEN
CLOAKROOM
LANDING
3 BEDROOMS
MASTER EN-SUITE
BATHROOM
DRIVEWAY
GARDENS
GAS CENTRAL HEATING
DOUBLE GLAZING**

**VIEWING: BY APPOINTMENT
TELEPHONE GSB PROPERTIES
01620 825368 or
OWNER 0131 653 4801**

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS
TEL: 01620 825368
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LOCATION

The village of Wallyford is located in East Lothian's glorious countryside close to the larger town of Musselburgh and approximately 7 miles east of Edinburgh. Surrounded by outstanding countryside and spectacular sea views to the North, with Arthurs Seat lying to the North West. Wallyford's quiet and peaceful position allows opportunities to pursue wide interests, golf, bird watching, surfing and fishing as well as country and coastal walks along the many sandy beaches. The A1 Expressway allows fast, easy access to Edinburgh City Centre, Edinburgh International Airport and other main motorway networks. The new Park and Choose depot in Wallyford allows for fast access again into Edinburgh via train or bus. There are ample opportunities for schools in the area, with the local primary school, and larger secondary schools in Musselburgh or the popular private school of Loretto. There are a number of recreational facilities as well as a community centre, and while the local village store caters for everyday needs, a wider choice of amenities again is found minutes away in Musselburgh, including a 24 hour Tesco Extra Superstore. It is also only a short drive to the Kinnaird Park Retail Park or large ASDA superstore at the Jewel.

DESCRIPTION

26 Scarlett Park is a well presented and tastefully decorated 3 bedroom semi detached home which is set in a quiet cul-de-sac location. The current owners have recently installed a new kitchen along with central heating gas combi boiler. Accessed via the front door, into the entrance hallway which provides access to all the lower accommodation and carpeted staircase leading to the first floor. The lounge to the front aspect is a bright, well proportioned room, with west facing box window. To the rear, the Dining Room has ample space for free standing dining furniture, and has sliding patio doors which lead directly to the good sized rear garden. The kitchen has been well fitted with a quality range of wall and base level units, which incorporate a stainless steel sink unit and drainer, matching worktops and splash backs, gas hob and electric oven, as well as an integrated dishwasher. There is a separate downstairs WC/Cloakroom. To the first floor are two good sized double bedrooms, one to front and one to rear aspect. The master bedroom, with its feature bay window has an en-suite shower room fitted with three piece suite. There is a further bedroom to the rear affording fantastic views over the surrounding area, whilst a family bathroom is to the front. There

is ample storage space within this property, which also benefits from a partially floored large loft space with lighting. The outside aspect of the property is well maintained with a driveway to the side of the house which can accommodate three cars, and garden laid to lawn with shrub border. The cul-de-sac also provides additional visitors/on street parking. The rear garden has been partially stone chipped and has a lawn and patio area with garden shed and outdoor tap. The advantage of this garden is that it is not overlooked to the rear aspect.

Early Viewing Highly Recommended.

SPECIFICATION

Entrance hallway, Cloakroom/WC, Lounge 4.59m x 3.61m (15'00 x 11'10), Dining Room 3.33m x 2.90m (10'11 x 9'06), Kitchen 2.62m x 2.32m (8'07 x 7'07), Landing, Bedroom 3.75m x 3.58m (12'03 x 11'09), En-Suite Shower Room, Bedroom 3.24m x 2.54m (10'07 x 8'04), Bedroom 2.29m x 2.32m (7'07 x 7'06), Bathroom.

SERVICES

Gas Central Heating, Mains Water/Drainage, Electricity

ITEMS TO BE INCLUDED WITHIN PRICE

All floor coverings and light fittings. Fridge/Freezer, Washing Machine, Dishwasher, Gas hob and Electric Oven.

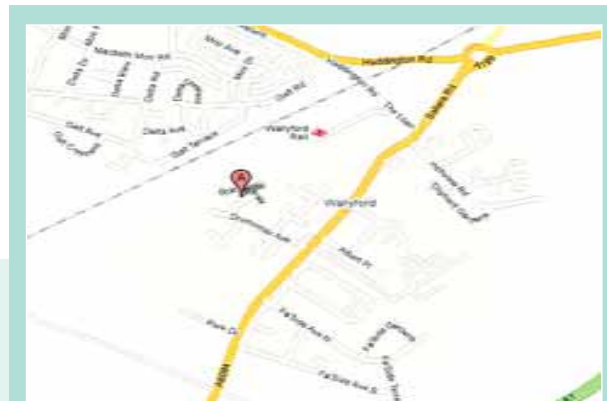
DIRECTIONS

Travelling West along the A1 motorway, take the A6094 turn off towards Wallyford/Dalkeith. Turn left onto Salters Road and travel approximately 0.6 miles taking a left hand turn into Drummhor Avenue. Scarlett Park is located on the right hand side, approximately 100 yards down the road.

COUNCIL TAX BAND - D



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mapbox QGIS



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