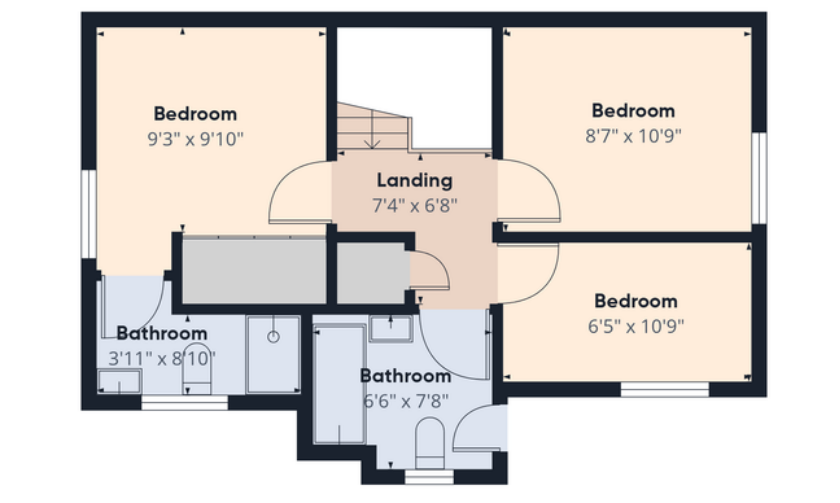
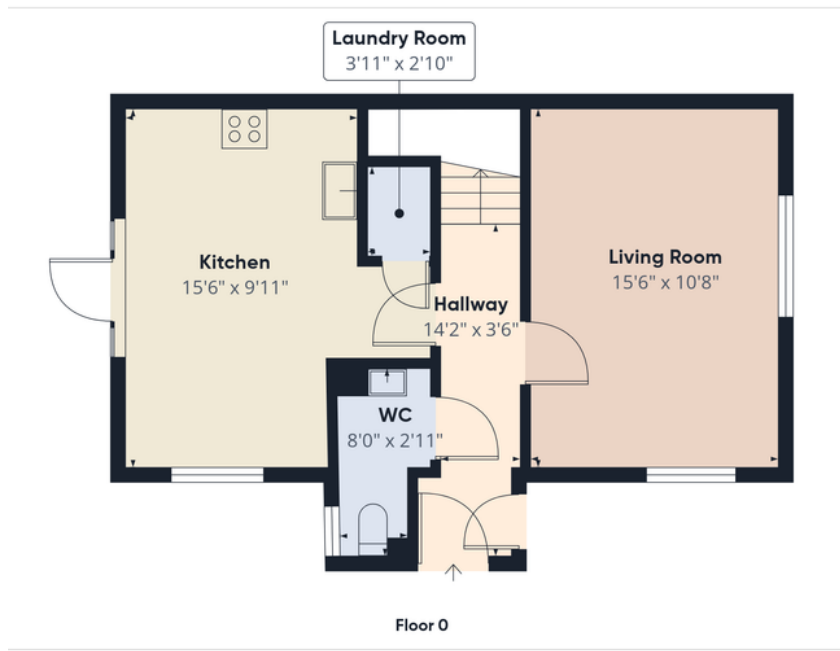




DESCRIPTION

Beautifully presented and thoughtfully designed for modern family living, this charming three-bedroom end-terrace home offers the perfect blend of comfort, style and practicality. Filled with natural light and finished with contemporary interiors throughout, it is a home that instantly feels warm and welcoming, offering an ideal setting for families looking to put down roots.

To the front of the property, the cosy yet spacious living room provides a wonderful place to relax and unwind. Whether enjoying quiet evenings with family or welcoming friends, this inviting space offers the perfect balance of comfort and versatility.

The heart of the home is undoubtedly the modern kitchen diner to the rear. Finished with sleek contemporary fittings, it offers ample space for everyday family life as well as entertaining. Large patio doors open directly onto the private rear garden, creating a seamless connection between indoor and outdoor living and allowing natural light to flood the space throughout the day. A downstairs WC completes the ground floor.

Upstairs, three well-proportioned bedrooms provide excellent flexibility for growing families, home working or hobby spaces. The principal bedroom benefits from built-in storage and a modern en-suite shower room, creating a peaceful retreat at the end of the day. Two further bedrooms are served by a stylish family bathroom complete with a shower over the bath.

Outside, the enclosed rear garden provides a wonderful extension of the home. A thoughtful combination of patio and lawn creates space for outdoor dining, children's play and relaxing in the sunshine, while mature trees and established planting to the rear provide a fantastic sense of privacy and a peaceful backdrop.

Bright, stylish and move-in ready, this lovely home offers everything needed for modern family life. Combining flexible living spaces with a cosy atmosphere and a private garden, it is the perfect place to create lasting memories and truly feel at home.

- Key Features
- Beautifully presented three-bedroom semi detached home
 - Ideal for growing families
 - Bright and welcoming living room
 - Modern kitchen diner with garden access
 - Glazed doors creating excellent indoor-outdoor flow
 - Principal bedroom with built-in storage and en-suite
 - Two further versatile bedrooms
 - Family bathroom with shower over bath
 - Private enclosed garden with patio and lawn
 - Mature trees creating a peaceful, private setting
 - Move-in-ready accommodation throughout



LOCATION

Wallyford is a thriving and family-friendly village on the eastern edge of Edinburgh, offering the perfect balance of peaceful residential living and excellent connectivity. Popular with families, first-time buyers and professionals, the area has a welcoming community feel with everything needed for day-to-day life close at hand.

A great selection of local shops, cafés, schools and leisure facilities are all within easy reach, while nearby Fort Kinnaird Retail Park provides an extensive choice of high street stores, supermarkets, restaurants and entertainment. For those who love the outdoors, the beautiful East Lothian coastline, local parks and scenic walking routes are just a short distance away, making it easy to enjoy weekends by the sea or in nature.

