



15 Rosehill Cusp  
WALLYFORD | EH21 8FH





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Beautifully presented, three-bedroom terraced home offering well-planned and flexible accommodation over two levels, boasting a private rear garden and situated in the popular town of Wallyford in East Lothian.

This stunning property has been tastefully decorated throughout and is presented to the market in true move-in condition. On the ground level, the living room to the front of the property is flooded with natural light. The spacious, open plan kitchen/dining room provides an ideal space for entertaining guests, and from here French doors open out to the private, well-maintained rear garden. A WC and entrance hallway with storage cupboards completes the accommodation on the ground level.

Moving upstairs, the principal bedroom is of an excellent size and boasts a large, storage cupboard. The second bedroom is also a well-sized double, and the third bedroom could alternatively be employed as a home office, study or gym giving the property a good degree of flexibility. Completing the internal accommodation is the stylish family bathroom.

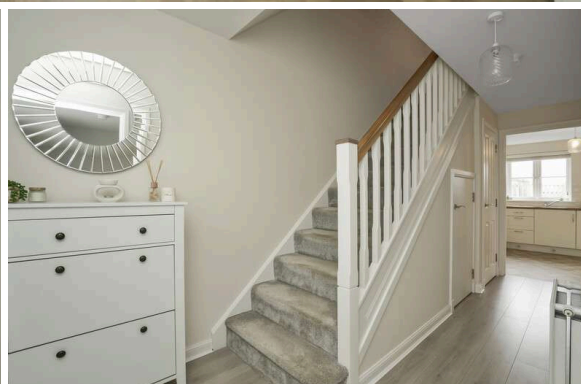
- Three-bedroom terraced family home
- Open plan kitchen/dining room
- Principal bedroom with large storage cupboard
- Two further bedrooms
- Family bathroom
- WC
- Gas central heating
- Double glazing
- Front and rear garden
- Residents parking

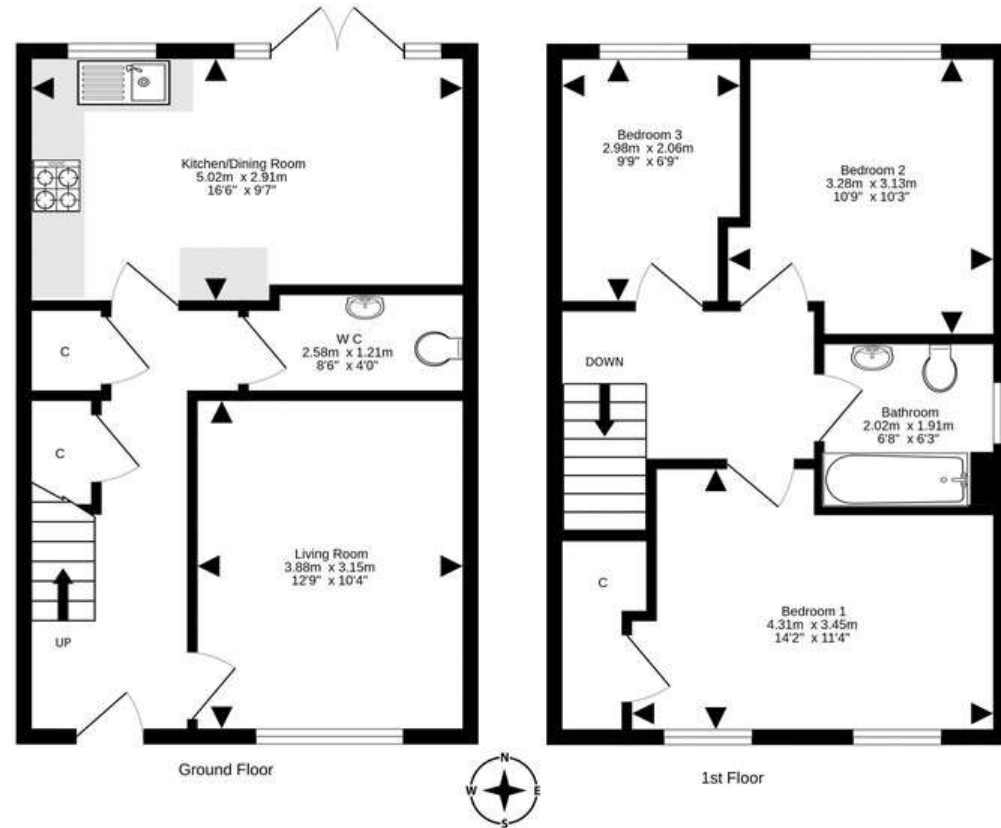
Integrated kitchen appliances, all blinds as seen, light fittings in the living room and master bedroom, towel holders and toilet roll holders both in the W/C and bathroom all included in the sale. EPC rating B.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found at nearby Musselburgh. Further facilities are available at Asda at The Jewel and The Fort Kinnaird retail park. An efficient public transport system, including a Railway Station within the village, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh city bypass is within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metroplan ©2024