



60 Oliphant Gardens,
Wallyford
EH21 8QP



1



3



2



Semi detached
House



accommodation

- Entrance hall and stair
- Sitting room
- Inner hall & WC
- Kitchen / dining room
- Master bedroom with en suite shower room
- Two further bedrooms
- Bathroom
- Private enclosed rear garden

features

- Driveway
- Energy efficient heat pump heating system
- Double glazing
- Private attic
- Quiet location

description

Fabulous modern, semi detached family home, in a quiet residential location, ideally placed for commuting into Edinburgh via A1 or by train (10 minutes). Wallyford is also ideally placed to take advantage of the wonderful East Lothian beaches, beautiful open countryside and world famous golf courses. The accommodation comprises entrance hall, sitting room, kitchen / dining room with French doors to the rear garden and under stair storage cupboard, an inner hall and a useful wc. On the upper floor there is a master bedroom with storage cupboard and en suite shower room, second double bedroom, single bedroom and family bathroom with white suite and electric shower over the bath. There is also an attic providing further storage.



EPC:
B



Home Report
Value: £230,000

The rear garden is fully enclosed and provides a lawn area with two patio areas and a garden shed. The property has an energy efficient Heat Pump heating system and double glazing. There is also an electric car charging point to the side of the house. Overall, this is a wonderful home which must be viewed to be fully appreciated.

Items to be included in the sale price:

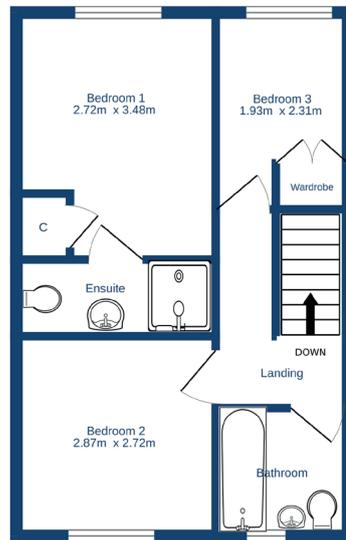
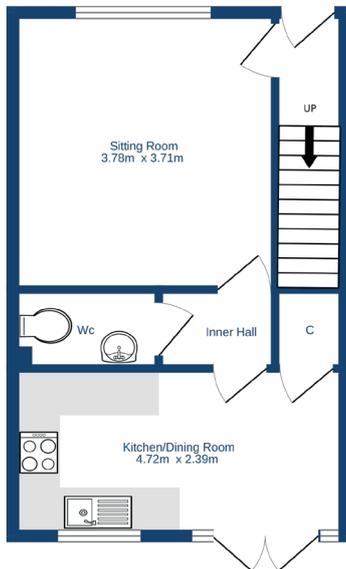
Fitted flooring, ceilinglight fittings, integrated kitchen appliances and garden shed.





Ground Floor
36.2 sq.m. approx.

1st Floor
36.2 sq.m. approx.



TOTAL FLOOR AREA: 72.4 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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