



## 3 bedroom, Bungalow for sale



### Information de l'agent

Nom:	Springbok Properties Nationwide
Nom de compagnie:	
Pays:	Royaume-Uni
Experience since:	2014
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (800) 068-4015
Languages:	English
Site web:	<a href="https://www.springbokproperties.co.uk">https://www.springbokproperties.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 643,169.32

### Location

Pays:	Royaume-Uni
État/Région/Province:	Ecosse
Adresse:	Salters Road
Indicatif régional:	EH21 8AA
Soumis:	24/06/2025

### Description:

Tucked away in the well-connected village of Wallyford, this detached bungalow is ideal for families seeking a forever home. It boasts a versatile single-level layout, outstanding outdoor space, and easy access to a wide range of local amenities. Internally, the property features three large double bedrooms, two generous reception areas, a family bathroom, and a separate shower room. The contemporary kitchen flows seamlessly into the main living space, creating a natural hub for family meals and gatherings.

What truly sets this property apart is its expansive outdoor offering. To the front, an ample driveway and triple garage provide excellent parking and storage. To the rear, the garden transforms into an oasis of play and relaxation--boasting a broad composite-decked patio, a raised seating area accessed via a quaint footbridge, and a spacious artificial lawn. Even better, this outdoor haven opens directly onto an expansive playpark and open greenspace--an absolute dream for children and a tranquil setting for adults to unwind.

Wallyford itself is a growing, well-connected village with a strong sense of community. Families will benefit from a highly regarded local primary school, and convenient access to Edinburgh via the nearby



rail station. For weekend adventures or everyday escapes, the surrounding East Lothian countryside offers pristine beaches, scenic coastal walks, golf courses, and charming market towns--all just a short drive away.

This is a rare opportunity to secure a thoughtfully designed family home in one of East Lothian's most accessible and up-and-coming locations.

Early viewing is recommended to fully appreciate what's on offer.

We highly recommend early viewing as this property is priced relatively low and is likely to generate quite an interest.

Please call us now to book an appointment

## Call Recording

Please note to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

## Disclaimer

Springbok Properties for itself and the Vendors or lessors of properties for whom they act give notice that

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness.

We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained.

All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

## TENURE

To be confirmed by the Vendor's Solicitors

## Note



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The price given is a marketing price and not an indication of the property's market value. The vendor like any seller is looking to achieve the maximum price possible. Hence, by making an enquiry on this property, you recognise and understand that this property is strictly offers in excess of the marketing price provided

## How to View this Property

Viewing is strictly by appointment please call us now for bookings.

**AML REGULATIONS & PROOF OF FUNDING:** Any proposed purchasers will be asked to provide identification and proof of funding before any offer is accepted. We would appreciate your co-operation with this to ensure there are no delays in agreeing the sale.

The property has been **INDEPENDENTLY VALUED** at £475,000 by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor.

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## Energy Performance Certificate (EPC) graphs

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View EPC for this property  
See full size version online  
View EPC for this property

## Additional Media:

\* View home report

## Key features

- \* Council Tax Band E, Home Report attached
- \* Modern Fitted Kitchen
- \* Living Room/Diner
- \* Additional Reception Room with Sliding Patio Doors
- \* 3 Bright and Airy Bedrooms
- \* Three-piece Bathroom & Shower Room
- \* Basement
- \* Generously-sized Rear Garden
- \* Large Driveway providing Ample Parking
- \* Viewing Advised

## Pursuing Excellence in Your Search for Real Estate

Specializing in the delivery of real estate in some of the world's most sought-after locations, our firm has



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become a permanent fixture of the global property industry. Relying on our team of expert advisors, we're passionate in our pursuit of excellence - no matter its context or setting.

Relying on our in-depth understanding of the high-end property market, Alistair Brown International Real Estate (ABIRE) is the partner of choice for those looking to experience the absolute pinnacle of global real estate. Delivering an array of services relevant to sellers, buyers, investors and developers alike, we offer exceptional insight into a market characterized by its dynamism and competitiveness.

Our people-focused approach is aimed at ensuring unparalleled support and repeat business, tailoring our services to each unique vision. Establishing close relationships along the way, our professional know-how has helped us shape a mastery of our chosen marketplace.

Whether your venture into premium real estate concerns a primary home, a vacation home or an investment opportunity, our boutique consultancy can help guide you through each of these areas.

## Florida's Finest Investment Properties

Although our real estate expertise expands across multiple locations throughout the US, Florida remains to be our speciality. Over the years, we have built a extensive portfolio of luxury Floridian residences, enabling us to establish ourselves as one of the country's leading vendors of high-end, Florida investment properties.

Offering a superb variety property situated in the most desirable parts of Central and South Florida, including Orlando and Miami Beach, you can rely on us to help you find your perfect home.

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.196.949

