

# 20 Innes Neuk

WALLYFORD, EAST LoTHIAN, EH21 8EW



*MODERN AND MOVE-IN READY—THIS END-OF-TERRACE GEM IN WALLYFORD IS THE PERFECT BLEND OF COMFORT, STYLE AND LOW-MAINTENANCE LIVING*



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McEwan Fraser Legal is delighted to present 20 Innes Neuk to the market. Tucked away in the quiet cul-de-sac, this end-of-terrace gem is ready to welcome you home.

Step through the front door into a bright and neatly presented hallway that offers immediate access to both the kitchen and living room, with a stylish downstairs WC just off to the side. The kitchen is a real heart-of-the-home, fresh, airy, and flooded with natural light thanks to a lovely window and patio doors that open straight out to the garden. Whether you're brewing your morning coffee or gathering around the table for a casual bite, this breakfasting kitchen sets the perfect tone.





Wander through to the living room and you'll find a warm and cosy retreat, ideal for evenings in front of the telly or curling up with a good book. Back downstairs, the WC has been tastefully finished with half-height white metro tiles, sage green paint, and a sleek white suite—charming, crisp, and full of character.

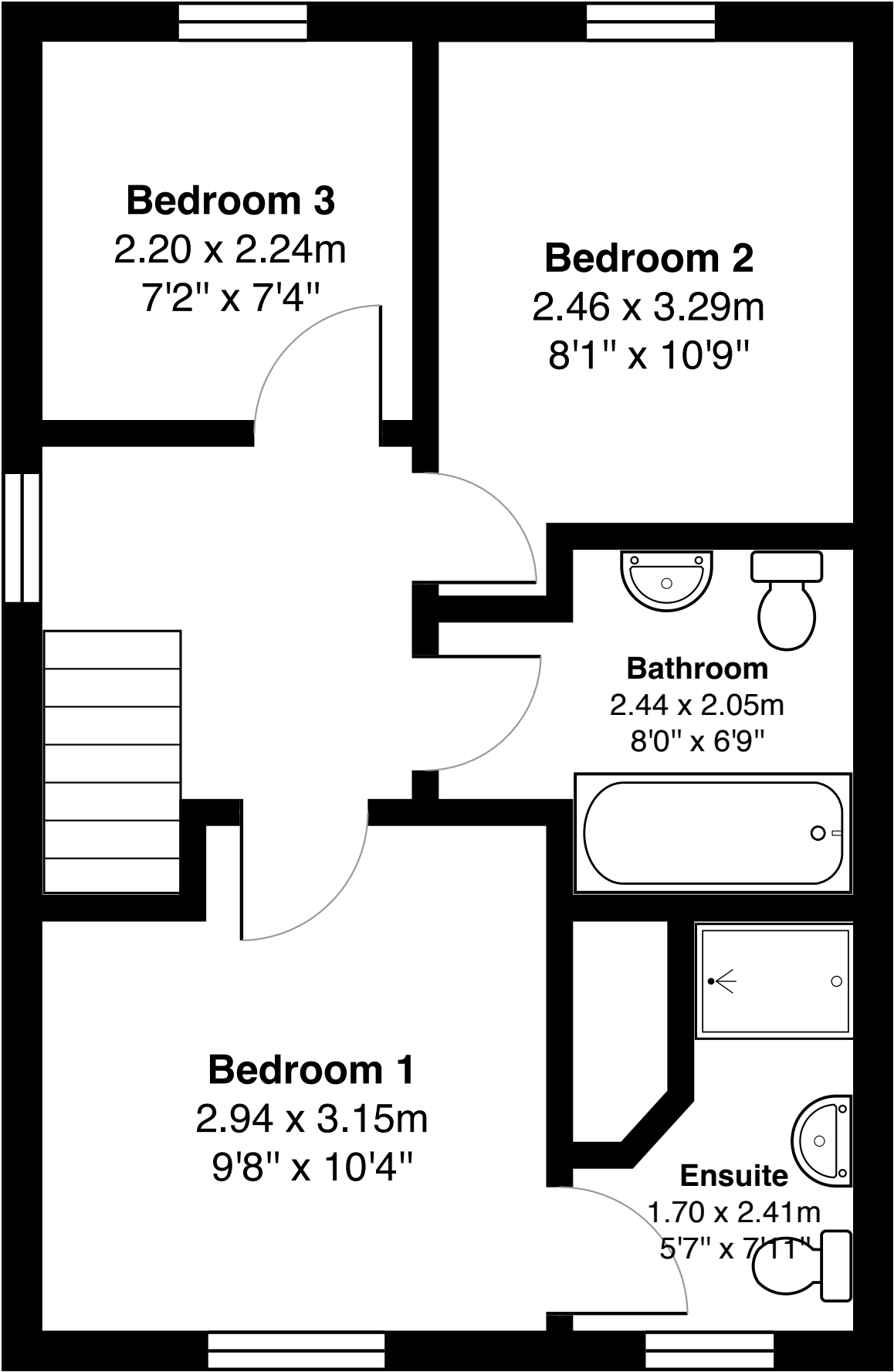
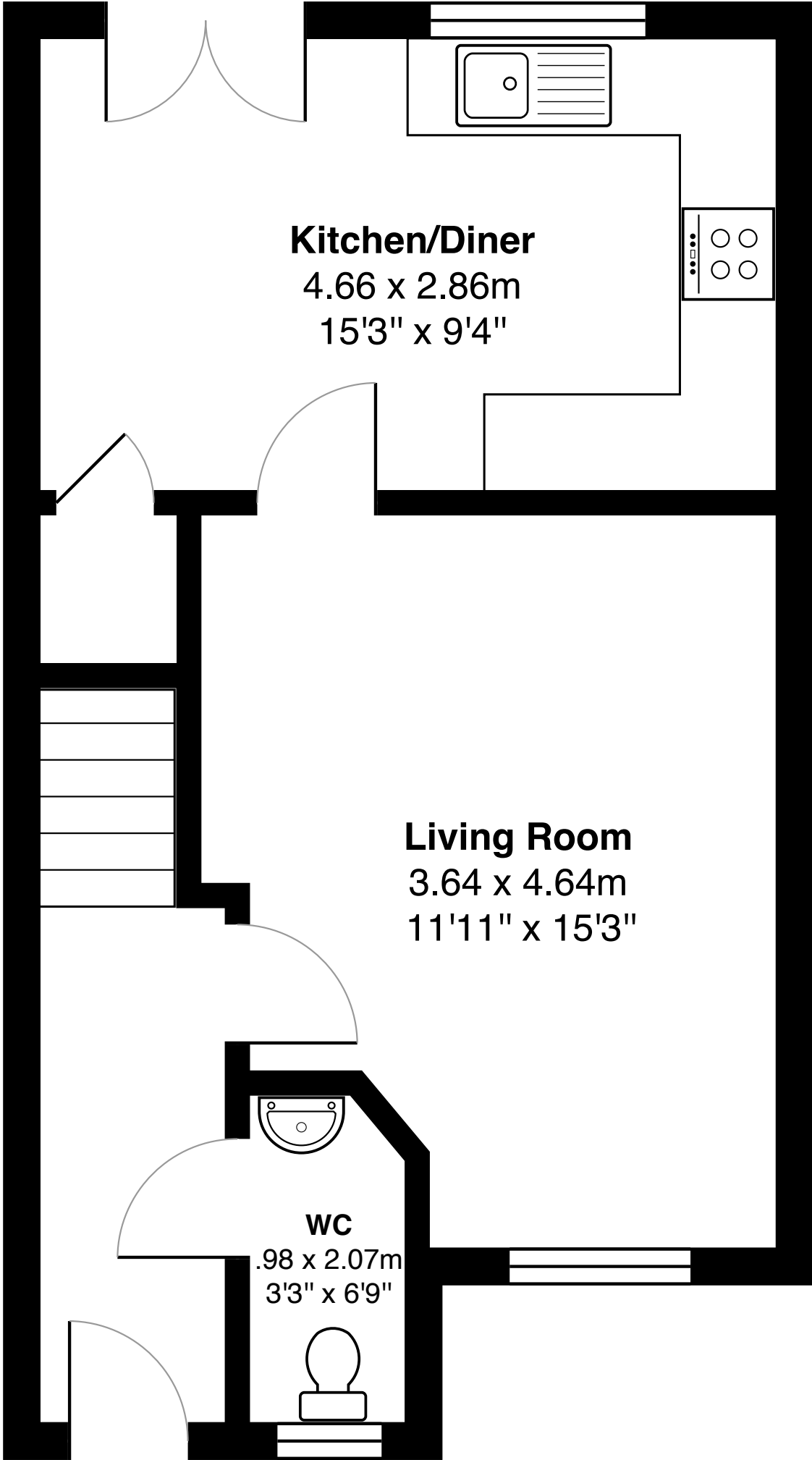




Heading upstairs, there are three bedrooms waiting for you—two spacious doubles and a third that makes a perfect single room, nursery or home office. The master bedroom boasts its own ensuite shower room, offering both convenience and a splash of luxury. A fresh and modern family bathroom serves the remaining bedrooms, complete with neutral tiling and a clean, contemporary feel.







Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>  
EPC Rating: C





Externally, the rear garden is designed for easy living with a combination of paving and low-maintenance artificial turf, ideal for soaking up the sun or hosting a casual BBQ without the hassle of upkeep. At the front, the property enjoys fantastic kerb appeal and the added bonus of a private driveway, making parking a breeze. With all the essentials covered and a layout that just makes sense, 20 Innes Neuk is a brilliant choice for first-time buyers, young families or anyone looking for a move-in ready home with style and comfort in equal measure.





MUSSELBURGH ROYAL GOLF CLUB

Approximately 9 miles east of Edinburgh city centre, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks to East Lothian's idyllic sandy coastline and its wealth of renowned golf courses. Wallyford also provides a quick and easy commute into Edinburgh thanks to the nearby A1. The village is well served by local amenities, with convenience stores, a post office, and eateries. Further shops, supermarkets, pubs, and cafes can also be enjoyed in the thriving coastal town of Musselburgh, which is only two miles away. More extensive shopping and leisure facilities are on offer at nearby Fort Kinnaird Retail Park as well. For schooling, primary and secondary education is provided locally at Wallyford Primary School and the new Rosehill High School which forms part of the Wallyford Learning Campus. Wallyford has excellent public transport links with its own railway station on the Edinburgh - North Berwick line, a handy Park and Ride, and regular bus services. It also offers quick access to the City of Edinburgh Bypass for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.





Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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