



## **The Manse, Wallyford Loan Road, Wallyford, Musselburgh, EH21 8BU**

**Spacious detached five bedroom bungalow offering significant potential to create an ideal family home**

- Private driveway
- Welcoming entrance porch
- Bright living room with patio doors opening onto the garden
- Spacious kitchen/dining room
- Separate utility room
- Five double bedrooms
- Family bathroom
- Additional shower room
- Detached garage
- Garden grounds to the front and side of the property

## Location

The property is conveniently located in the village of Wallyford, East Lothian. Wallyford lies close to Musselburgh and is approximately seven miles (11 km) east of Edinburgh. The village offers a range of everyday amenities, including convenience stores, a primary school and a newly built high school.

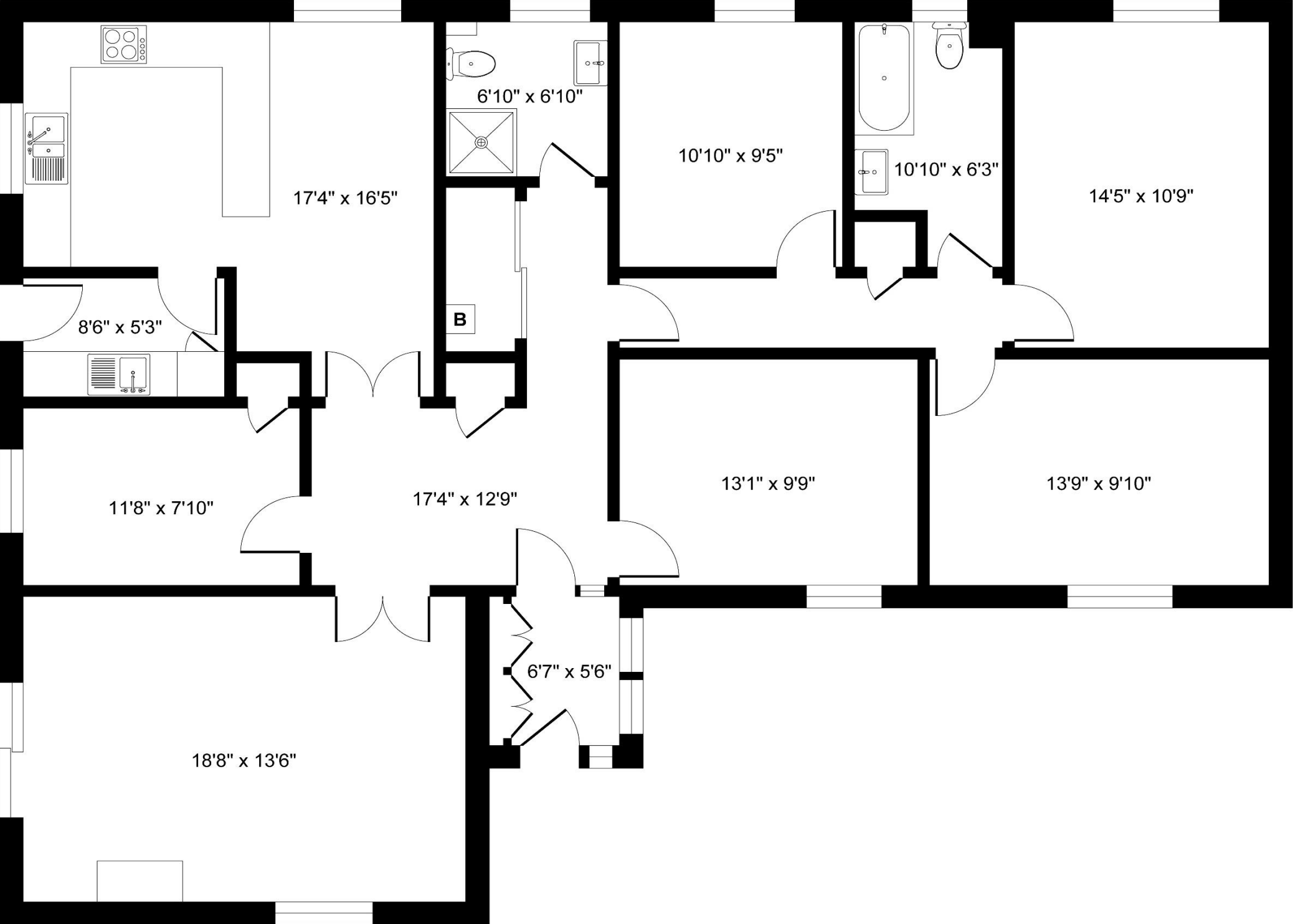
Wallyford enjoys excellent public transport links that make it a commuter-friendly village. The local railway station is situated on the North Berwick line and offers a fast and frequent service to Edinburgh.

## Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)







# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

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