



GARDEN STIRLING BURNET

**5 FORTHVIEW DRIVE,**  
WALLYFORD, MUSSELBURGH, EH21 8LL







Set away from the road along a public path, this two-bedroom mid-terrace house has a quiet setting in the East Lothian village of Wallyford. It is situated within easy reach of local amenities, schools, and transport links, including the bus and rail network. The property offers bright and spacious rooms, as well as private parking and two easy-to-maintain gardens. Whilst the home would benefit from a modernising touch, it offers excellent potential to add value. Furthermore, it is decorated throughout in neutral tones, allowing new buyers to easily redecorate to their own style and standards.

Entering the home, you are welcomed by a hall with under-stair storage. On the right is the open-plan living and dining room, which is generous proportioned to accommodate lounge furniture and a table and chairs. It has dual-aspect windows for a flood of natural light throughout the day; plus, it is framed by a wall-mounted fireplace. The kitchen is adjacent. It provides ample worksurfaces and has excellent base and wall-mounted cabinet storage. It also enjoys access to the rear garden and comes with an integrated oven and gas hob and space for additional freestanding appliances.

## FEATURES

- Spacious mid-terrace house
- Quiet setting in Wallyford village
- Near amenities, schools and transport links
- Entrance hall with storage
- Open-plan living and dining room
- Well-appointed kitchen
- Two large double bedrooms
- Bright three-piece shower room
- Low-maintenance front garden
- Southeast-facing rear garden
- Private rear driveway
- Gas central heating system
- Double-glazed windows throughout



Virtually Staged Image







The two double bedrooms are upstairs, both enjoying spacious footprints for bedside furnishings. The principal bedroom features fitted wardrobes and additional drawers, whilst the second bedroom has built-in storage. Furthermore, both rooms are carpeted and decorated in neutral hues. Completing the home is a bright three-piece shower room. Gas central heating and double glazing ensure a warm, yet cost-effective living environment all year round.

Outside, there are low-maintenance gardens to the front and southeast-facing rear. The latter is fully enclosed and with a private driveway for off-street parking.

Extras: to be sold as seen, including all fitted floor and window coverings, light fittings, and integrated kitchen appliances.



Virtually Staged Image







## Wallyford, East Lothian

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 education is provided locally, whilst secondary education is available in Musselburgh, including the renowned, independent Loretto School (which caters to both primary and secondary levels). Wallyford has excellent public transport link 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.









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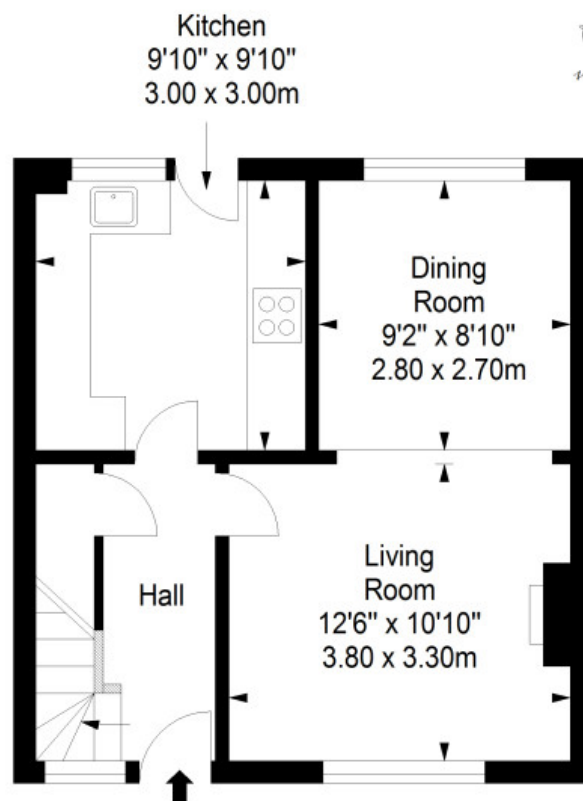
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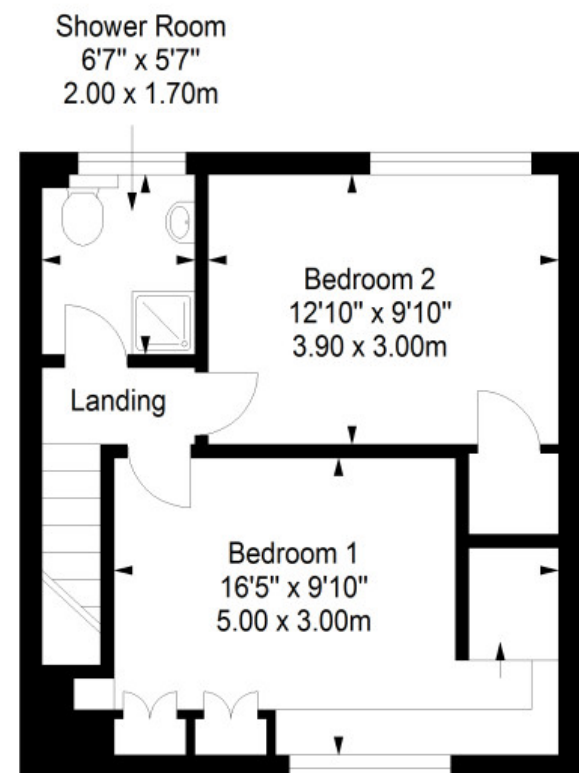
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

**Ground Floor**  
Approx. 38.3 sq. metres (412.3 sq. feet)



**First Floor**  
Approx. 36.5 sq. metres (392.9 sq. feet)



**Total area: approx. 74.8 sq. metres (805.2 sq. feet)**