



GARDEN STIRLING BURNET

82 ALBERT PLACE, WALLYFORD, & NBSP;
EH21 8LE



2



1

EPC
RATING

E

COUNCIL
TAX BAND

C



THE PROPERTY

Situated within walking distance of the train station, this end-terraced house presents a prime opportunity for those looking to add value and modernise to their own taste. With two double bedrooms, two reception rooms and a sunny private garden, this property will appeal to a wide range of buyers.

Upon entering, you are welcomed by a generous hallway, with understair storage. The living room is arranged around focal fireplace that adds a touch of warmth and character.

Adjacent to the living room, the conservatory provides a bright and airy space with direct access to the private rear garden, perfect for relaxation or dining.

The fitted kitchen is practical and includes additional storage cupboards, and can be accessed via the conservatory (ideal if used as a dining space) or from the hallway.

FEATURES

- End-terraced house
- In need of modernisation
- Hallway with storage
- Living room with a focal fireplace
- Conservatory with garden access
- Fitted kitchen with additional storage
- Two, sunny double bedrooms
- Three-piece bathroom
- Excellent storage throughout
- Private rear garden with sheds
- Residents' parking
- GCH DG throughout



Room virtually staged by Property Studios



The property boasts two sunny double bedrooms, each offering generous natural light, with the largest bedroom benefitting from built-in wardrobes.

The three-piece bathroom is functional, with potential for upgrading to suit modern tastes.

The private rear garden, complete with two sheds, offers a sunny outdoor space. Residents' parking ensures convenience for homeowners and guests alike.

The house benefits from gas central heating and double glazing, providing comfort and energy efficiency year-round.

Extras: The property is to be sold as seen.







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 and its own railway station.

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.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

