



GARDEN STIRLING BURNET

22 CHUCKERS ROW
WALLYFORD, EAST LOTHIAN, EH21 8JP





Forming part of an attractive, modern development in Wallyford, this mid-terraced house enjoys two bedrooms, a living room, a kitchen, and a bathroom, all enhanced by stylish, modern presentation. The house is accompanied by a low-maintenance, southerly facing garden and benefits from access to ample unrestricted parking for residents. It represents an ideal home for first-time buyers, professionals, couples, small families, and rental investors alike.

The front door opens directly into the living room, where the property's immaculate interiors are immediately introduced with crisp décor, an on-trend panelled accent wall, and wood-styled flooring. The living room offers space for a choice of lounge furniture layouts and is directly connected to the kitchen. Here, you will find attractive, modern wall and base cabinets, workspace, and integrated appliances comprising an oven, hob, and extractor hood, whilst provision is made for freestanding and undercounter goods. The kitchen also has the convenience of a WC and benefits from garden access. On the first floor, a landing leads to the property's two double bedrooms and the bathroom. The bedrooms are both tastefully decorated and fitted with plush carpets for optimum comfort underfoot, and the larger of the two benefits from mirrored built-in wardrobes.

FEATURES

- Mid-terraced house in Wallyford
- Immaculate, modern interiors
- Attractive living room with built-in storage
- Modern kitchen with WC and external access
- Two well-proportioned double bedrooms (one with a built-in wardrobe and cupboard)
- Stylish, contemporary bathroom with shower-over-bath
- Low-maintenance, southerly facing rear garden
- Access to ample unrestricted parking for residents
- Gas central heating and double glazing





Finally, the stylishly tiled bathroom comprises a bath with an overhead shower and a glazed screen, a WC-suite, and wall-mounted vanity storage. Gas central heating and double glazing ensure year-round comfort and efficiency. Externally, the house is accompanied by a sun-trap garden, paved and gravelled for easy upkeep with plenty of space for alfresco dining furniture and barbecues. The garden also accommodates a fantastic summerhouse/external office (available via separate negotiation) with light and power, creating an ideal space for those who work or study from home, or alternatively as a gaming room, studio, or creative space. The house also benefits from access to ample unrestricted parking for residents.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and washing machine will be included in the sale. The summerhouse/external office is available by separate negotiation.







Wallyford

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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HOUSE SALES

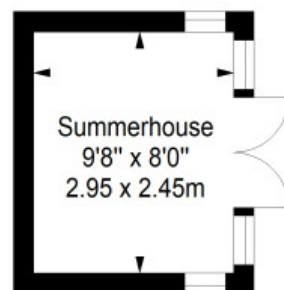
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

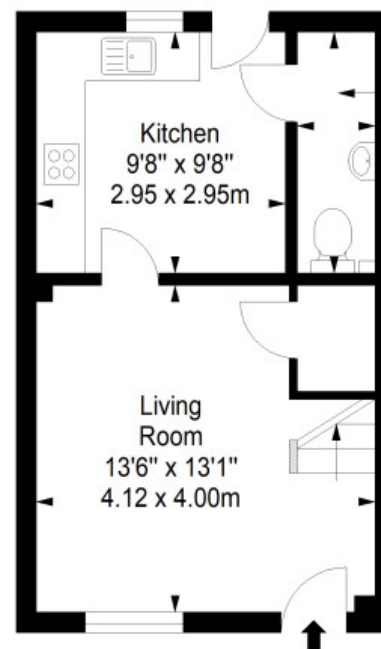
Summerhouse

Approx. 7.2 sq. metres (77.5 sq. feet)



Ground Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



WC
9'5" x 3'3"
2.87 x 1.00m

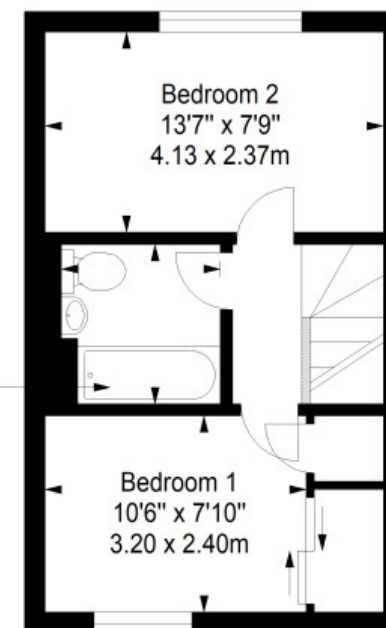
Living Room
13'6" x 13'1"
4.12 x 4.00m

Kitchen
9'8" x 9'8"
2.95 x 2.95m



First Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



Bathroom
6'5" x 6'3"
1.95 x 1.90m

Bedroom 2
13'7" x 7'9"
4.13 x 2.37m

Bedroom 1
10'6" x 7'10"
3.20 x 2.40m

Total area: approx. 66.2 sq. metres (712.5 sq. feet)