



**13 Chuckers Row**  
**Wallyford, EH21 8JP**





# "13 Chuckers Row is a charming and beautifully presented two bedroom terraced house"

- LIVING ROOM
- KITCHEN
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- RESIDENCE PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





## LOCATION

Wallyford is a popular residential village situated approximately ten miles from Edinburgh City Centre, easily accessible by car, regular bus and train services. The village itself offers a selection of local shops and services along with a good range of primary and secondary schools. Nearby Musselburgh offers a range of specialist shops and services. For more extensive shopping needs, Fort Kinnaird Retail Park is a short drive and offers a range of high street shops. There is an Asda Superstore at the Jewel and a Tesco Supermarket in Musselburgh. A good range of leisure facilities are available nearby including several nearby golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. The nearby A1 allows easy access to Edinburgh City Centre and other main motorway networks. The area is well served by Wallyford Rail Station and a number of regular bus routes, offering easy access into Edinburgh city centre and to towns and villages down the east coast.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

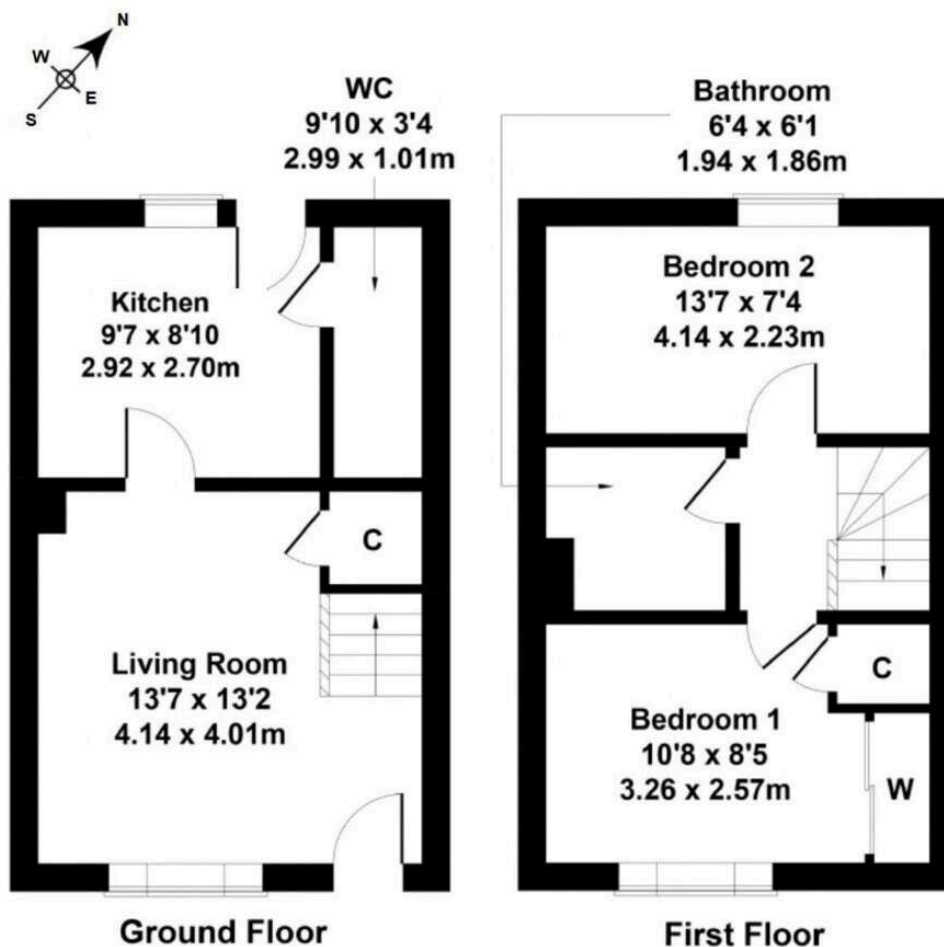
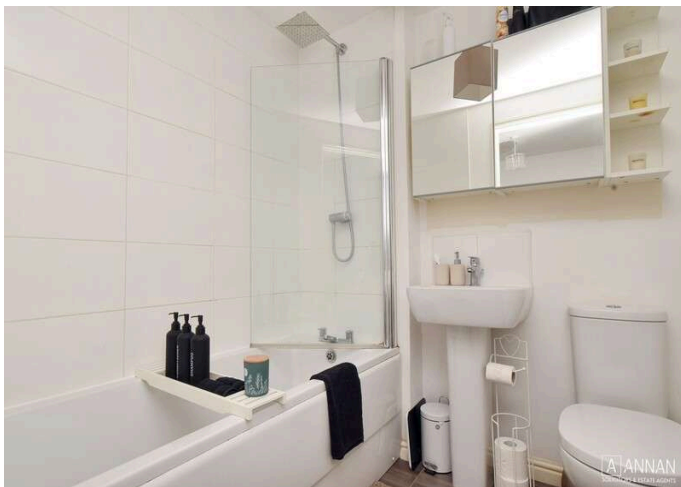


## DESCRIPTION

The property is offered for sale as part of the Low Cost Housing Option (LCHO) Scheme through East Lothian Council, where we have been advised this new build property is sold at 77.86% share, and is therefore only available for qualified purchasers. The Council will retain a Standard Security against the remaining proportion. Interested parties should apply to us and have East Lothian Council approve them for the Scheme subject to viewing. Application forms and further details are available at request through [admin@annan.co.uk](mailto:admin@annan.co.uk).

13 Chuckers Row is a charming and beautifully presented two bedroom terraced house, situated in a popular residential development. The accommodation, which is ideal for first time buyers, comprises: welcoming living room with under stair storage cupboard; modern, well-equipped dining kitchen with WC off and access to enclosed rear garden; carpeted stair to upper landing; double bedroom 1; double bedroom 2 with cupboard off and bathroom with mains operated shower over bath. Further benefits are: gas central heating; double glazing; front & rear gardens; unrestricted street parking; great local amenities and transport links. This property is of a Low Cost Housing Option (LCHO) Scheme through East Lothian Council. The property is marketed accordingly as it is only available to qualifying purchasers.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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