



GARDEN STIRLING BURNET

26 FA'SIDE GARDENS
WALLYFORD, EAST LoTHIAN, EH21 8AX



3



1

EPC
RATING

D

COUNCIL
TAX BAND

C



This mid-terraced house in well-connected Wallyford is an ideal family home featuring three bedrooms with storage, a modern shower room, and an interconnected reception room and sunny breakfasting kitchen opening onto a generous garden that enjoys the afternoon sun. The appealing property further benefits from convenient private parking and a peaceful residential address within walking distance of local grocery shopping, schools, and the train station, where services connect to central Edinburgh in just 15 minutes.

An entrance hall flows into the light-filled reception room, promising flexible space for both lounge seating and dining furniture, with practical direct access to the kitchen. This comfortable living area is presented in fashionable grey tones with accent wallpaper and plush carpeting, plus useful recessed shelving. Opening onto the garden and featuring a breakfasting area, the kitchen is filled with afternoon sunlight and appointed with modern white cabinets, generous workspace, and attractive blue décor, including striking patterned flooring and mosaic-accented tilework. A freestanding upright fridge freezer is included, along with space for further appliances. Two built-in store cupboards provide extra concealed storage.

FEATURES

- Mid-terraced house in well-connected Wallyford
- Train station and schools within walking distance
- Entrance hall
- Bright living/dining room with kitchen access
- Southwest-facing breakfasting kitchen with garden access
- Two double bedrooms with storage
- Single bedroom/ideal study with storage
- Bright modern shower room
- Generous southwest-facing rear garden
- Private driveway
- Gas central heating and double glazing





Upstairs, a landing leads to three bedrooms, including a garden-facing principal, a further double, and a single bedroom ideal as a study. All bedrooms feature a light modern colour palette, stylish wood-look flooring, and convenient built-in storage. Completing the first floor is a bright, all-white shower room with storage for toiletries. The home is kept warm and efficient via gas central heating and full double glazing.

The property is complemented by a large rear garden, where a lawn and seating patio face southwest, ensuring excellent sunlight. To the front of the house is a driveway providing convenient private parking.

Extras: All fitted flooring, window coverings, and light fittings are included in the sale.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.







Wallyford, East Lothian

The lovely East Lothian village of Wallyford is located just outside the bustling coastal town of Musselburgh and sits approximately 9 miles east of Edinburgh city centre. Within Wallyford, there is a handy selection of everyday amenities, including convenience stores, a post office and eateries. Just two miles away, Musselburgh's vibrant High Street offers a good selection of cafés, restaurants and pubs, which are supplemented by an extensive range of high-street outlets and leisure facilities at nearby Fort Kinnaird retail park. The village offers football pitches, countryside walks and access to East Lothian's renowned golf courses, sandy beaches and nature reserves. The village provides both primary and secondary level education, whilst excellent private sector schooling is on offer in Musselburgh. Well-connected Wallyford boasts its own railway station on the Edinburgh – North Berwick line, a Park & Ride, excellent bus services and quick, easy access to the A1 and city bypass.







**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

espc

HOUSE SALES

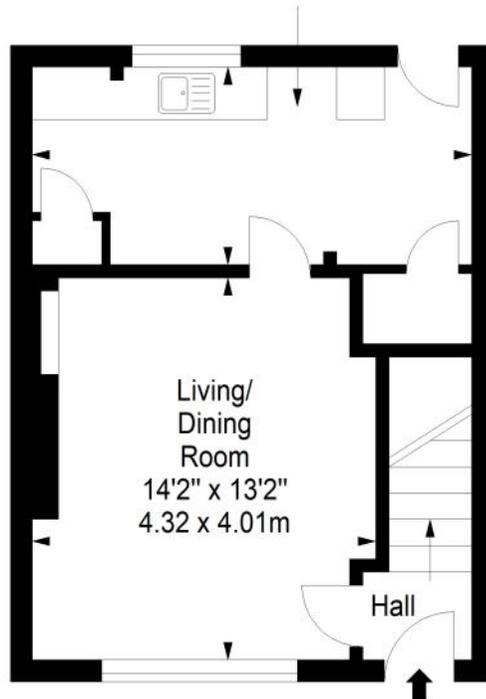
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

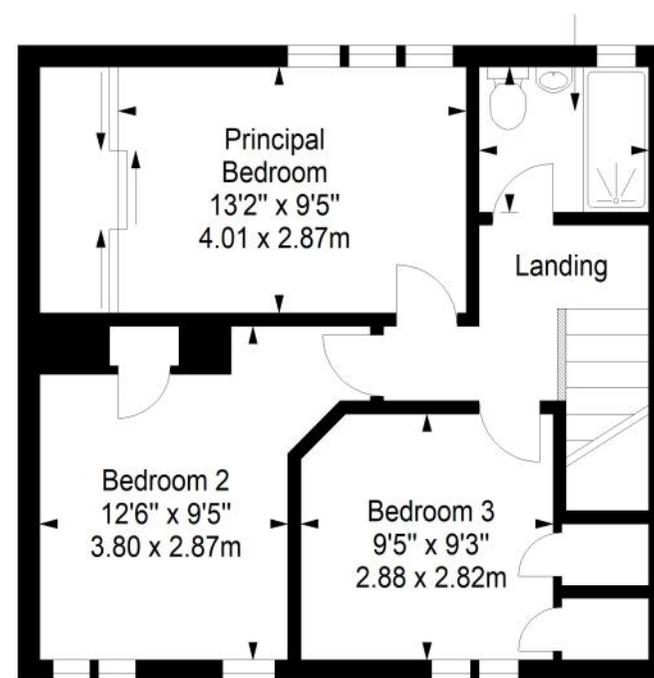
Ground Floor
Approx. 34.1 sq. metres (367.1 sq. feet)

Breakfasting Kitchen
16'6" x 7'5"
5.04 x 2.27m



First Floor
Approx. 47.3 sq. metres (509.1 sq. feet)

Shower Room
6'4" x 5'5"
1.93 x 1.65m



Total area: approx. 81.4 sq. metres (876.2 sq. feet)