



GARDEN STIRLING BURNET

**7 BALER CRESCENT**  
WALLYFORD, EAST LoTHIAN, EH21 8GF



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TAX BAND

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Immaculately presented with contemporary fixtures and fittings and pristine, neutral décor throughout, this generous detached house forms part of an attractive, modern development in Wallyford and offers four bedrooms, a living room, an open-plan kitchen, family, and dining room, and three bathrooms (plus a separate WC). Externally, the home is accompanied by a south-facing garden and a private double driveway. A hallway (with excellent storage and a WC) welcomes you inside, setting the tone for the interiors to follow with crisp-white décor and wood-styled flooring. On your left, you step into a living room, where a spacious footprint allows for various configurations of furniture, and the same immaculate presentation of the hall creates a tranquil environment in which to relax. To the rear of the property is what is sure to be the sociable heart of the home – an open-plan kitchen, family, and dining room. The space is filled with sunny natural light through a wealth of south-facing glazing, including a set of French doors which open onto the rear garden, perfect for alfresco entertaining and summer barbecues. The room offers ample space for a dining table and a comfortable seating area, and the kitchen is beautifully appointed with stylish, charcoal-toned cabinetry and marble-inspired worktops. Integrated appliances comprise a double oven, an induction hob, an extractor fan, a fridge/freezer, a dishwasher, and a washing machine.

## FEATURES

- Generous detached house in Wallyford
- Immaculate, contemporary interiors
- Entrance hall with excellent storage and WC
- Elegant, well-proportioned living room
- Fabulous south-facing open-plan kitchen, family, and dining room
- Principal bedroom with en-suite shower room
- Three further double bedrooms, two sharing a Jack-and-Jill en-suite
- Separate three-piece family bathroom
- Spacious, south-facing rear garden
- Private double front driveway
- Gas central heating, double glazing, and solar panels







On the first floor, a landing (with storage) leads to the home's four bedrooms and a family bathroom. The bedrooms are all good-sized doubles and continue the immaculate presentation of the preceding accommodation with the same neutral décor and fitted carpets for optimum comfort underfoot. The principal bedroom has its own en-suite shower room, with the second and third sleeping areas sharing a Jack-and-Jill en-suite. Finally, the family bathroom comprises a bath with a shower attachment, and a WC-suite. Gas central heating, double glazing, and solar panels ensure year-round comfort and efficiency. Externally, the home is accompanied by a well-maintained front lawn and an enviably south-facing, securely fenced rear garden featuring a spacious, manicured lawn and a paved area. Private parking is provided by a mono-blocked, double front driveway. Extras: All fitted floor coverings, light fittings, and integrated kitchen appliances will be included in the sale. The living room TV 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 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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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

