



20 Baler Crescent
WALLYFORD | EAST LOTHIAN | EH21 8GF


warners
solicitors & estate agents



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A rare opportunity has arisen to acquire a delightful three bed semi-detached villa, commanding a quiet setting within this modern development, enjoying an extremely convenient location, close to a good range of amenities and super transport links to the City of Edinburgh. This exceptional home benefits from residents parking and private gardens and has been finished off to a high standard throughout. Quietly set to the rear the light and spacious living room features French doors which open from the lounge diner to the landscaped rear garden offering a beautifully maintained home enhanced by modern comforts. Early viewing is recommended! The property comprises: -

- Welcoming hallway with storage cupboard
- Handy downstairs WC
- Stylishly appointed fully equipped kitchen with views to front garden
- Lounge / dining room, French doors open to private rear garden
- Two good sized double bedrooms
- Further bedroom (make ideal home office)
- Contemporary bathroom featuring a stylish white three piece suite and shower over bath
- Gas central heating & Double glazing
- Attic
- Solar Panels
- Private fully enclosed rear garden laid to Astro with Indian sandstone patio area and shed, perfect for al fresco dining and outdoor entertaining
- Residents Parking directly in front of the property

Please be aware wardrobes in bedroom 1 & 2, office unit in bedroom 3, pergola and shed will not be included in the sale of the property

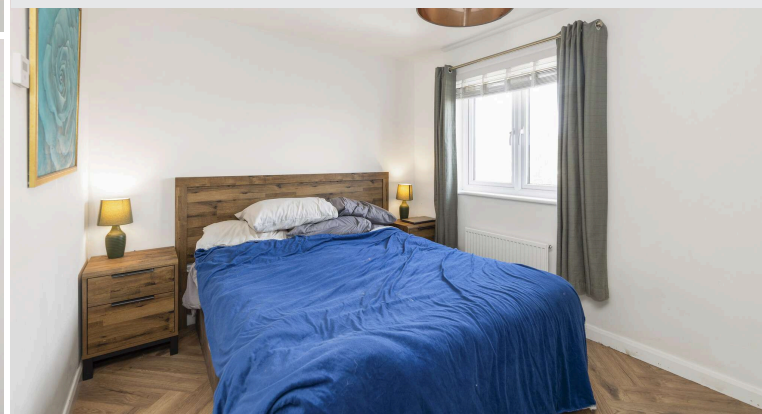
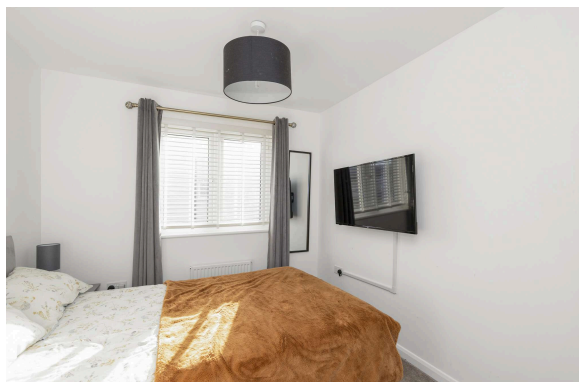
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

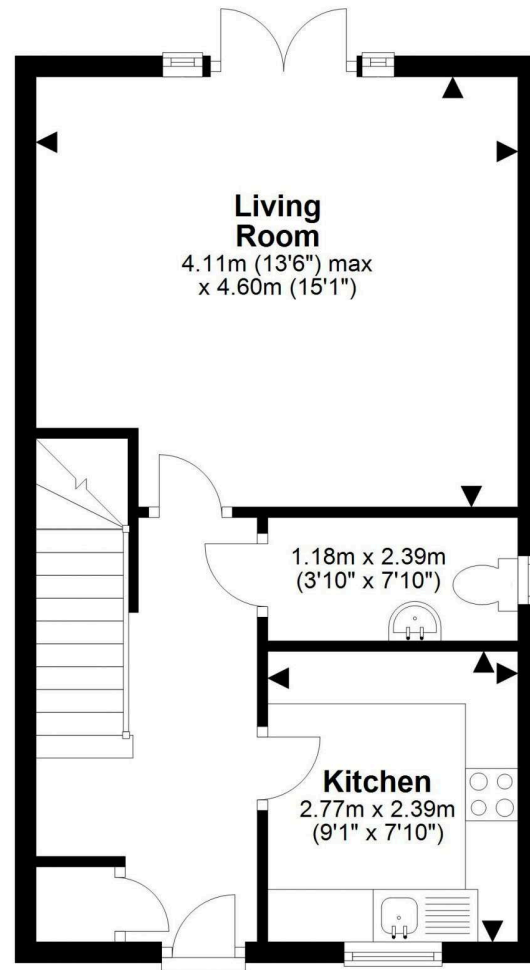


All integrated appliances will be included in the sale of the property along with all blinds & shed base. EPC: B. Factoring charges change dependant on work carried out and are payable to Hacking & Paterson: 2023: Approx. £19 P/Q 2024. Approx.: £46 P/Q

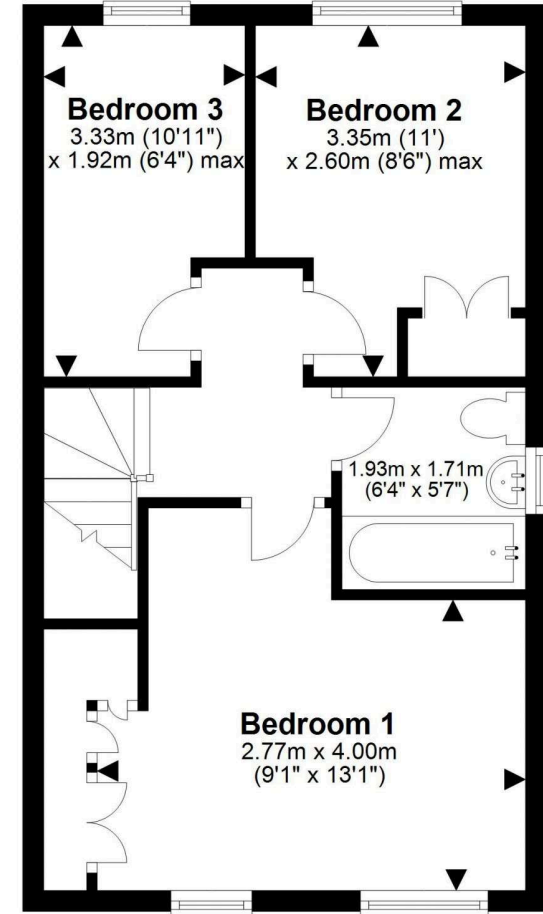
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The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found at nearby Musselburgh. Further facilities are available at Asda at The Jewel and The Fort Kinnaird retail park. An efficient public transport system, including a Railway Station within the village, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh city bypass is within easy reach.





Ground Floor



First Floor



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.