



11 Baler Crescent
WALLYFORD | EH21 8GF


warners
solicitors & estate agents



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Warners are delighted to bring to the market this beautifully presented three-bedroom semi-detached home, tucked away within a modern residential development in Wallyford. Finished in a stylish contemporary fashion and maintained to an excellent standard, this attractive property offers comfortable, modern accommodation ideally suited to couples and families. The ground floor features a welcoming entrance hallway with useful storage and a convenient WC. The bright and comfortable living room provides an inviting space to relax and features a stylish media wall with built-in electric fire, creating an attractive focal point to the room. To the rear is an impressive kitchen/dining room, fitted with contemporary cabinetry, integrated appliances and useful cabinet and kickboard lighting. French doors open directly from the dining area onto the landscaped rear garden, creating an excellent space for both everyday family life and entertaining. Upstairs, there are three bedrooms, comprising two generous double rooms and a further bedroom which could equally serve as a home office or nursery. The accommodation is completed by a modern family bathroom featuring a three-piece suite with shower over the bath. Outside, the property enjoys a fully enclosed rear garden, thoughtfully landscaped with artificial lawn and a porcelain patio, providing an attractive and low-maintenance space for relaxing and entertaining. The property also benefits from a private driveway with parking for two cars, an electric car charging point and solar panels. Further benefits include gas central heating, double glazing and attic storage. Early viewing is recommended!

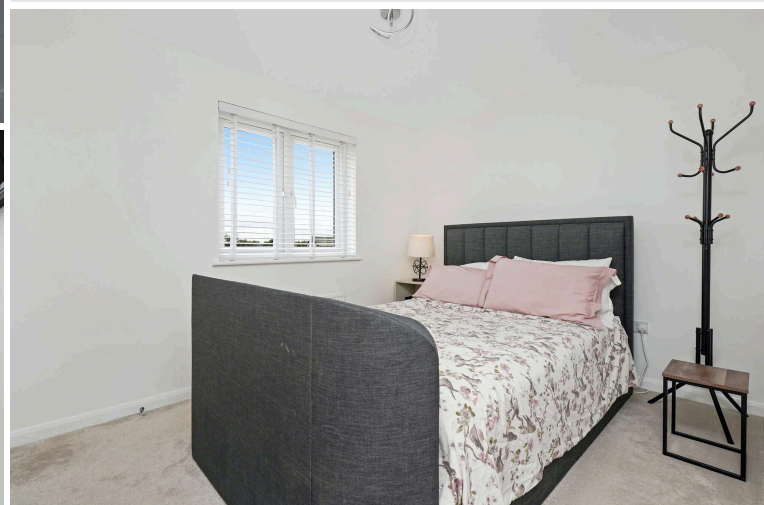
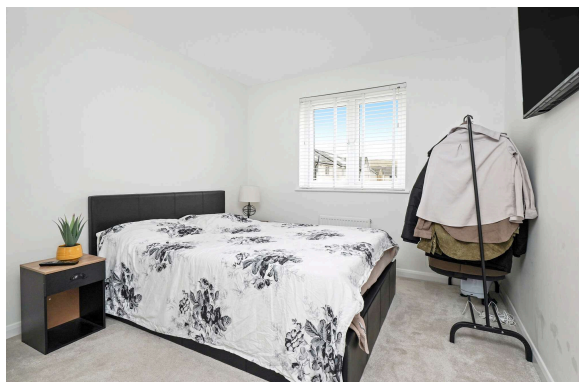
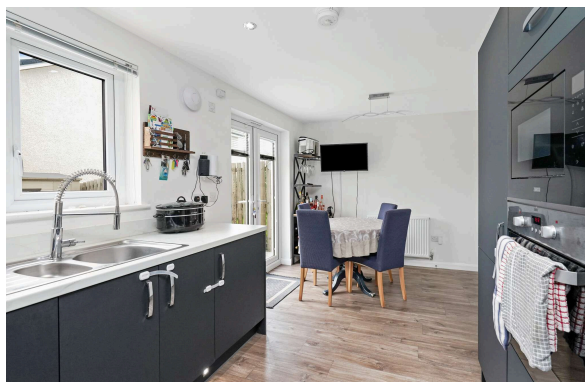
- Entrance hallway with storage cupboard
- Ground-floor WC
- Living room with media wall and built-in electric fire
- Kitchen/dining room with French doors to rear garden
- Principal double bedroom with ensuite shower room
- Two further bedrooms
- Family bathroom with shower over bath
- Attic storage
- Private front and fully enclosed landscaped rear garden
- Private driveway with electric car charging point
- Solar panels

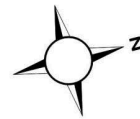
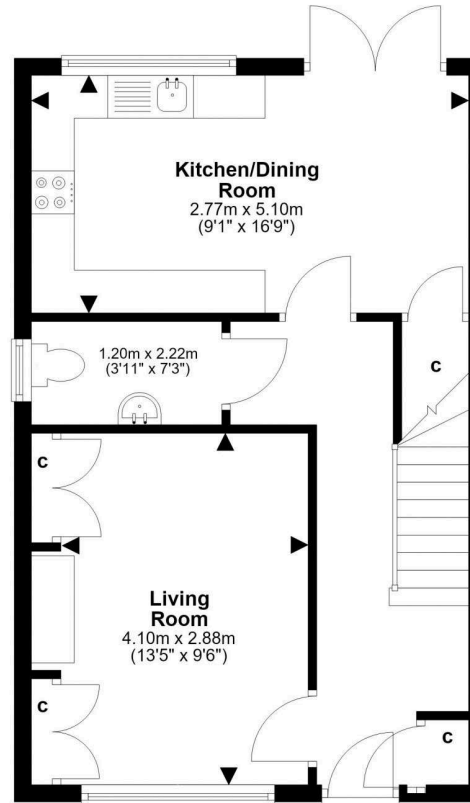
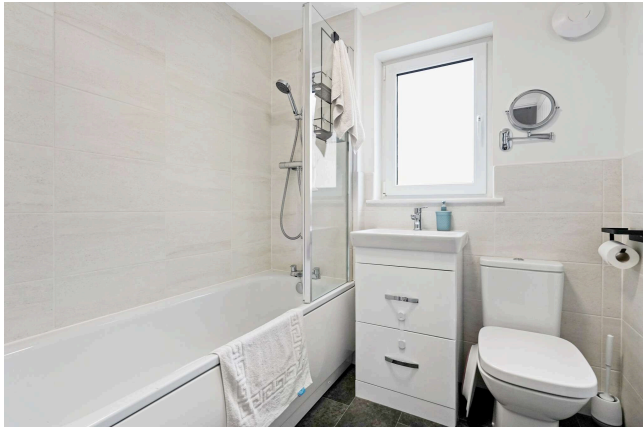
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property along with all blinds and EV charger. Wardrobes and garden shed will be removed but may be available with separate negotiation. EPC: B. CT: E. Factoring: Hacking & Paterson Approx.. £70 P/Q.

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

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

