



GARDEN STIRLING BURNET

27 BALER CRESCENT
WALLYFORD, EAST LoTHIAN, EH21 8GF



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Situated within a modern and family-friendly development in the popular village of Wallyford, this beautifully presented three-bedroom semi-detached home on Baler Crescent offers stylish, move-in ready accommodation, ideal for first-time buyers, growing families and professionals alike. Finished in contemporary neutral tones throughout, the property enjoys a private enclosed rear garden, a generous monoblock driveway and excellent commuter links to Edinburgh and the surrounding areas.

The welcoming entrance hall provides access to a bright and spacious living room, superbly presented with modern décor and French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. To the front of the property, the contemporary kitchen is fitted with a range of sleek wall and base units, complementary worktops and integrated appliances, offering both practicality and style. A convenient ground floor WC completes the accommodation on this level.

Extras: Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include oven, electrical hob and extractor, microwave, fridge-freezer, dishwasher and washer/dryer.

FEATURES

- Beautifully presented three-bedroom semi-detached house
- Modern development in sought-after Wallyford
- Excellent commuter links via Wallyford Train Station and the A1
- Ideal purchase for first-time buyers, young families or professionals
- Bright and spacious living room with garden access
- Contemporary fitted kitchen with integrated appliances
- Convenient ground floor WC
- Generous principal bedroom with built-in storage
- Modern family bathroom with shower over bath
- Gas central heating and double glazing
- Fully enclosed rear garden with raised decking and lawn
- Private driveway providing off-street parking for multiple vehicles





Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including an impressive principal bedroom with generous proportions and built-in wardrobe space. The second bedroom provides a spacious double room, while the third offers flexibility as a child's bedroom, nursery or home office. A modern family bathroom, fitted with shower over the bath, serves the upper level. The home further benefits from gas central heating, double glazing and excellent energy efficiency, ensuring comfort throughout the year. Externally, the fully enclosed rear garden has been thoughtfully designed with a generous lawn and raised timber decking, creating an ideal space for entertaining, relaxing or family life. The private driveway to the side of the property provides off-street parking for multiple vehicles, while the surrounding development offers attractive green spaces, local schooling and everyday amenities. Wallyford Train Station is within easy reach, providing regular services into Edinburgh, making this an excellent choice for commuters seeking modern living in a well-connected location.







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.







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HOUSE SALES

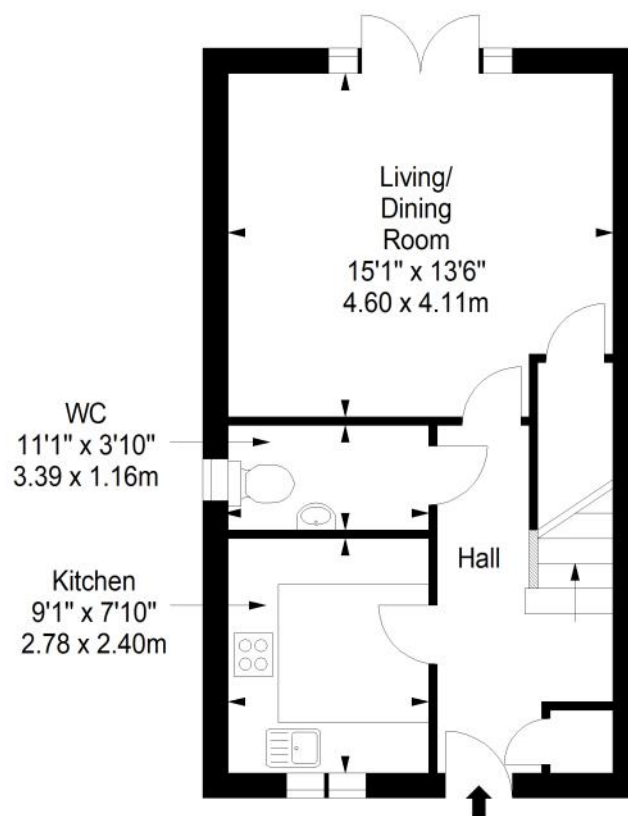
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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

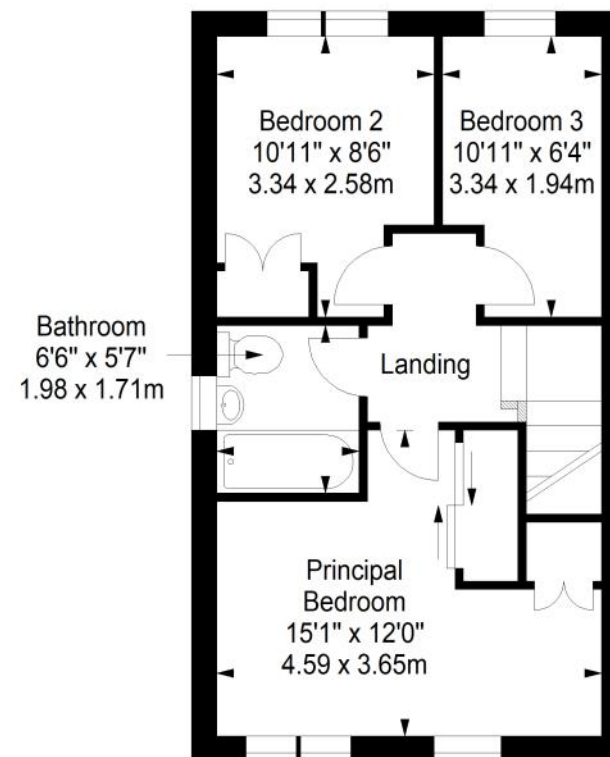
Ground Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 76.8 sq. metres (826.6 sq. feet)