



21 BALER CRESCENT

Wallyford, East Lothian, EH21 8GF



2

Public Rooms



3

Bedrooms



2

Bathrooms



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Welcome to a modern three-bedroom end-terrace house that offers bright and airy accommodation which is attractively presented in crisp neutral hues – the ideal aesthetic for new buyers. This charming home further boasts a spacious living room, a generously appointed dining kitchen, and a quality en-suite, family bathroom, and WC, as well as a versatile floored attic. Furthermore, it has a fully-enclosed garden with a beautiful low-maintenance design, incorporating a sunny patio and an artificial lawn – perfect for summer dining and children alike.

Forming part of a family-friendly development, this modern home has a desirable location too, situated in Wallyford. It ensures easy access to superb amenities, while remaining close to schools, and bus and rail links and the A1 road network for speedy commutes into Edinburgh. The location also places the beautiful East Lothian countryside within easy reach, as well as its rugged coastline. Altogether, it is a great setting for families and commuting professionals alike.





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EPC
RATING

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COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A bright and spacious end-terrace house
- Part of a sought-after modern development
- Fantastic location in Wallyford
- Attractive blank canvas throughout
- Welcoming entrance hall with storage and a WC
- Dual-aspect living room with French doors to garden
- Dual-aspect dining kitchen with integrated appliances
- Principal bedroom with a built-in wardrobe
- Two further bedrooms (one with a built-in wardrobe)
- Versatile floored attic
- Modern three-piece en-suite shower room
- Family bathroom with a three-piece suite
- Fully-enclosed, easy-upkeep rear garden
- Unrestricted on-street parking bays



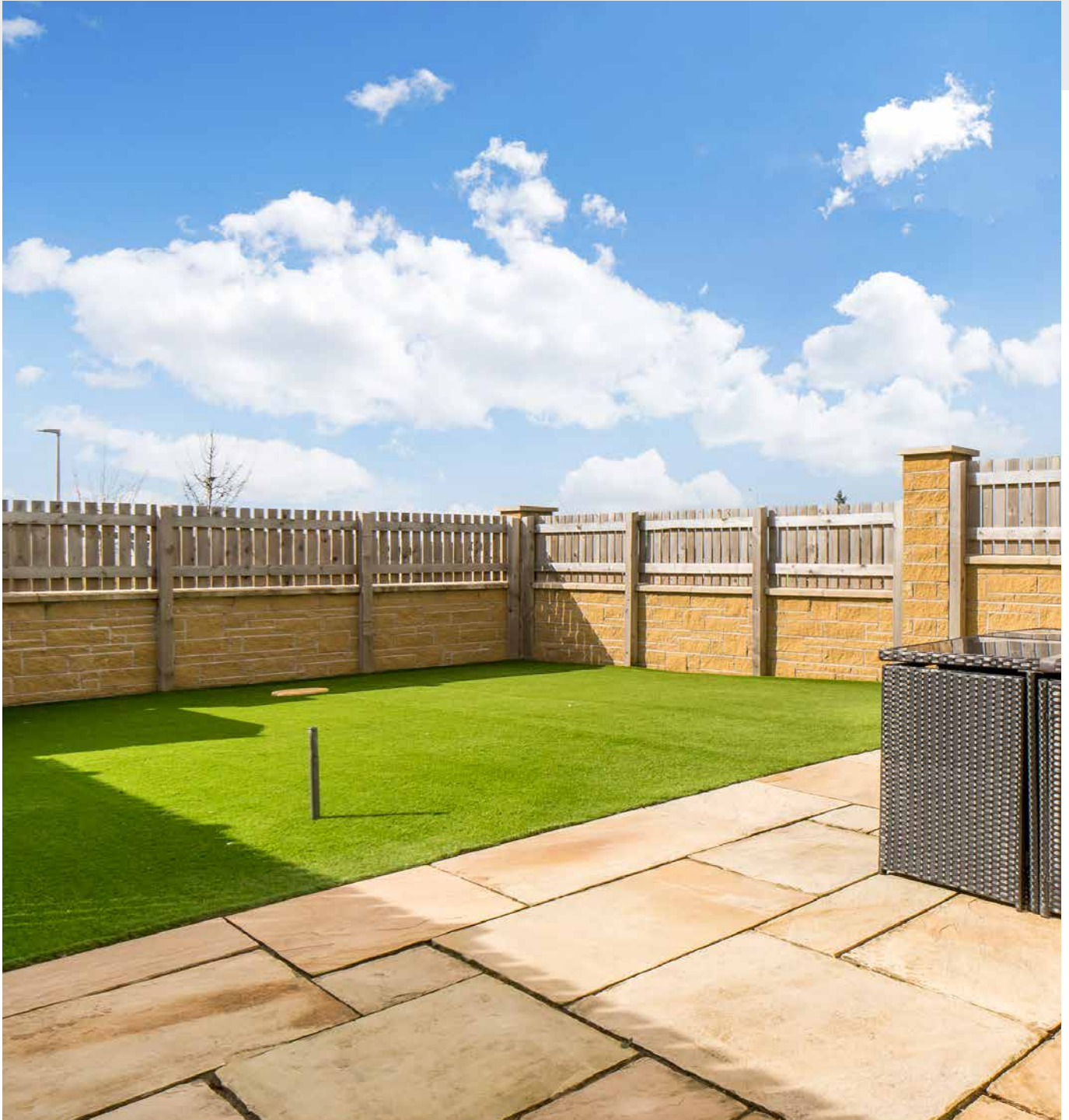






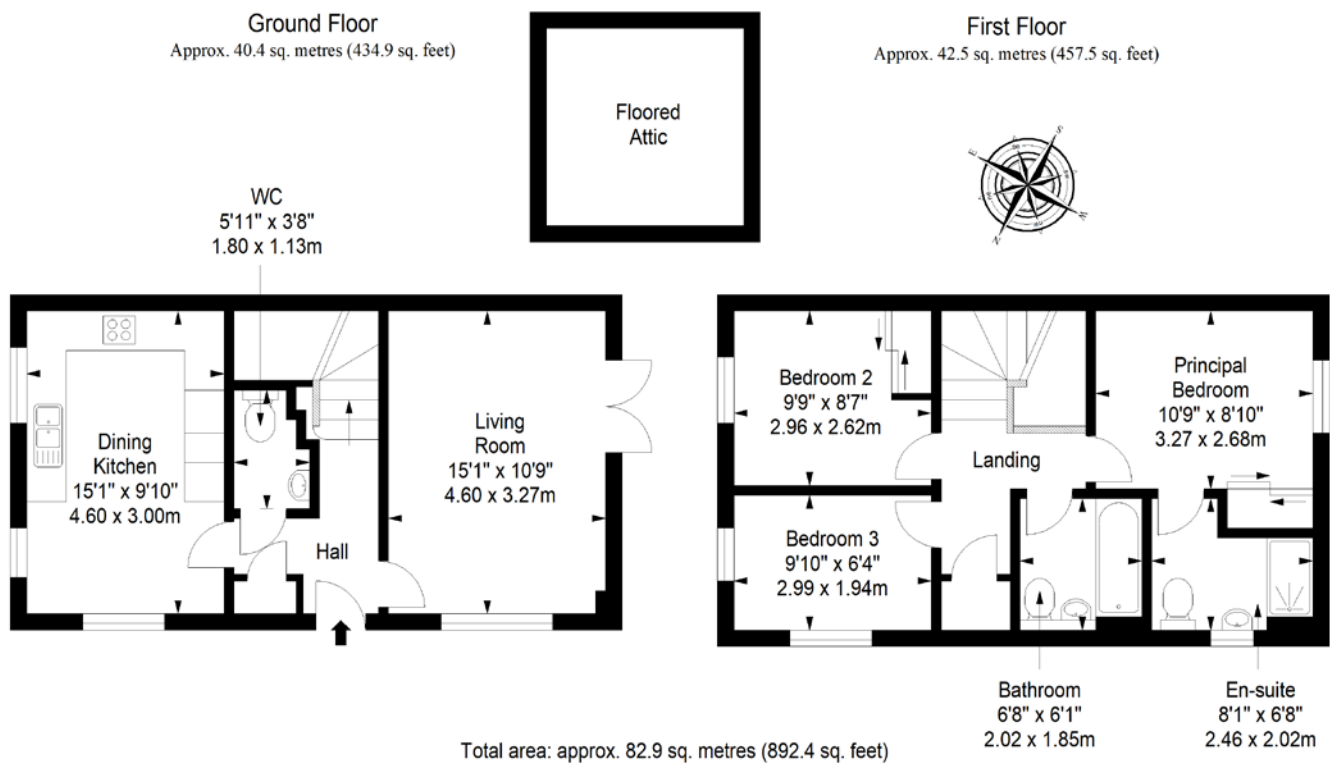
Extras: integrated kitchen appliances (gas hob, concealed extractor, double oven, fridge/freezer, dishwasher, and washing machine) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: The factor is managed at an approximate yearly cost of £140



WALLYFORD, EAST LoTHIAN

Approximately 9 miles east of Edinburgh city centre, with excellent commuting links, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks to the county's idyllic sandy coastline and its wealth of renowned golf courses. 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 state schooling, primary and secondary education is provided locally, whilst, in Musselburgh, there is the renowned, independent Loretto School. Wallyford boasts excellent public transport links, with its own railway station on the Edinburgh – North Berwick line, a handy Park and Ride facility, and regular bus services. It also offers quick access to the A1 and the City of Edinburgh Bypass - ideal for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.