



16 BALER CRESCENT, WALLYFORD
EAST LOTHIAN, EH21 8GF



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Filled with natural light, eco-efficient, and beautifully presented with elegant, understated styling, this two-bedroom house is an appealing option for professionals and small families. The delightful modern home is complemented by a secure rear garden and enjoys a peaceful village setting within walking distance of schools and rail connections, including services to Edinburgh Waverley in as little as 15 minutes. This popular location is also just a short drive or bus journey from Musselburgh and East Lothian's scenic coast and countryside.

A path through a neat front lawn leads to the entrance, which opens into an airy hall with under-stair storage and a handy WC cloakroom featuring chic décor, alongside stylish oak-inspired flooring that flows cohesively through the ground floor. At the end of the hall is a comfortably proportioned reception room, with space for lounge furniture and a dining table, whilst French doors create a seamless connection to the secure rear garden. Also accessed from the hall is a bright contemporary kitchen, attractively presented in soft grey and sage-green tones. A range of cabinets, with downlit worktops, is fully integrated with appliances, creating a sleek finish. These include an oven, an induction hob, a fridge freezer, a dishwasher, and a washing machine.

FEATURES

- Peaceful setting in the well-connected village of Wallyford
- Modern mid-terraced house with elegant, understated décor
- Welcoming entrance hall with storage and WC cloakroom
- Light-filled living/dining room with garden access
- Bright, fully integrated kitchen
- Two double bedrooms
- Bathroom with shower-over-bath
- Secure rear garden and front lawn
- Convenient unrestricted on-street parking
- Gas central heating, solar panels, and double glazing





The hall stairs and upper landing are comfortably carpeted, as are the two first-floor bedrooms, both of which accommodate a double bed and further furnishings, such as storage or a desk. The principal bedroom is tastefully enhanced by classical-style wall panelling. Completing the upper floor is a bathroom featuring a bath with an overhead shower, framed by luxe contemporary tilework. Gas central heating, solar panels, and double glazing ensure year-round comfort and efficiency.

Outside, the neatly lawned rear garden is secured by high fencing, which creates an excellent sense of privacy. There is also a suntrap terrace for outdoor relaxation and alfresco dining. Unrestricted on-street parking is plentiful in the immediate vicinity.

Extras: All fitted flooring, window coverings, light fittings, and integrated appliances are included in the sale.







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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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

