

# KILGOUR

PROPERTY



**31 Chuckers Row, Wallyford, EH21 8JP**





- Living Room
- Kitchen/Dining Room
- WC
- 3 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Solar Panels
- Private Gardens
- Driveway
- Battery powered solar panels
- Council Tax – Band D
- EPC – Band A

Viewing by appointment through selling agent on 0131 273 5233

## Description

This attractive three-bedroom semi-detached house offers spacious and versatile accommodation, ideal for modern family living. The property benefits from a bright and welcoming lounge, leading through to a well-proportioned kitchen/dining area, perfect for everyday living and entertaining.

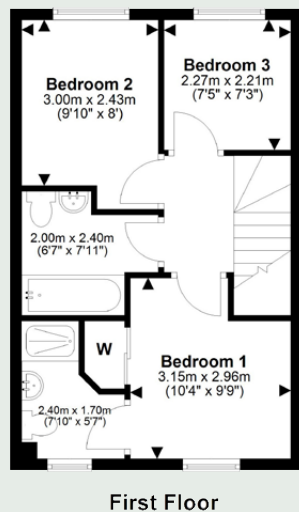
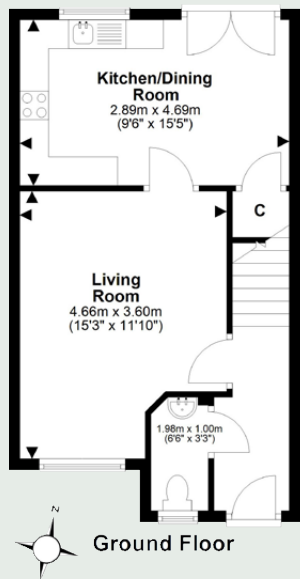
Upstairs, there are three good-sized bedrooms and a family bathroom, providing comfortable accommodation for a range of buyers.

Externally, the property features a private driveway offering convenient off-street parking, along with a generous rear garden ideal for relaxing or outdoor entertaining.

Further benefits include double glazing and gas central heating, with the property well located for local amenities, transport links, and schooling.

## Location

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.

1 3 2 A   
EPC BANDD   
COUNCIL TAX BAND

Living Room	15'3 x 11'10	4.66m x 3.60m
Kitchen/Dining Room	9'6 x 15'5	2.89m x 4.69m
WC	6'6 x 3'3	1.98m x 1.00m
Bedroom 1	10'4 x 9'9	3.15m x 2.96m
En Suite	7'10 x 5'7	2.40m x 1.70m
Bedroom 2	9'10 x 8'0	3.00m x 2.43m
Bedroom 3	7'5 x 7'3	2.27m x 2.21m
Bathroom	6'7 x 7'11	2.00m x 2.40m





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