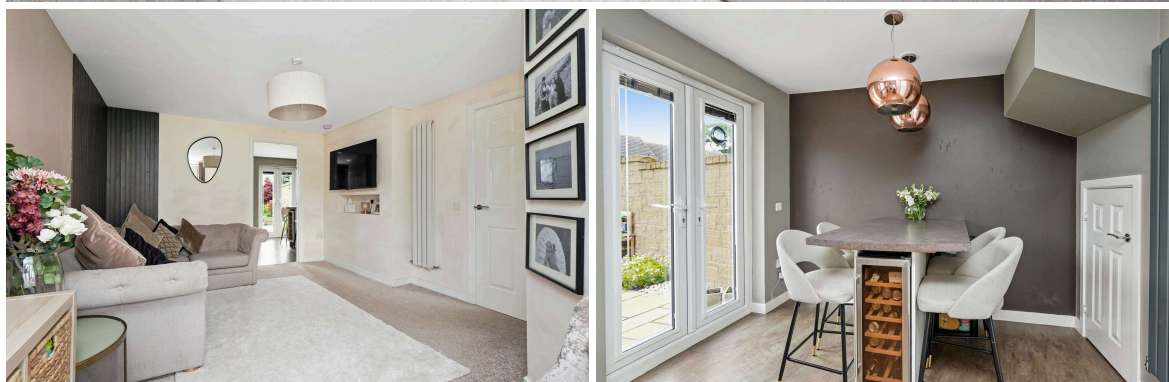




25 Chuckers Row  
WALLYFORD | EAST LOTHIAN | EH21 8JP

  
**warners**  
solicitors & estate agents



## 25 Chuckers Row

WALLYFORD | EAST LOTHIAN | EH21 8JP

Set in a quiet, modern development in the heart of Wallyford, moments from the train station, A1, excellent amenities and the vast open East Lothian countryside is this immaculately presented end terrace house. Offered to the market in luxury move-in, upgraded condition the house boasts a sunny South facing rear garden, resident's parking, gas central heating and double glazing and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with useful W/C, a bright lounge with feature paneling, a luxury dining kitchen with attractive units and French doors leading to the rear garden and following up a carpeted staircase the upper level enjoys a master bedroom with built-in mirrored wardrobe and elegant en-suite shower room, two further well-proportioned bedrooms and the home is completed by a stylish bathroom. Externally the fully enclosed South facing rear garden is landscaped for low maintenance with artificial turf and a paved section ideal for al fresco entertaining.

- End terraced home in quiet, modern development
- Heart of Wallyford location near train station
- Welcoming hallway with W/C
- Bright lounge and contemporary kitchen
- Three bedrooms
- Two bathrooms
- South facing rear garden.

Council Tax D. Energy Rating C.

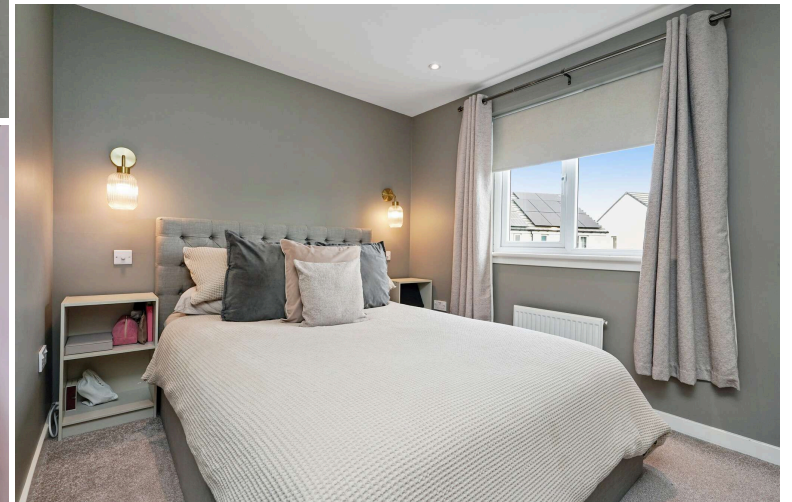
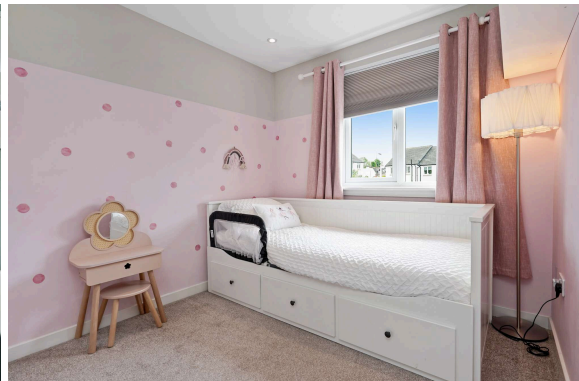
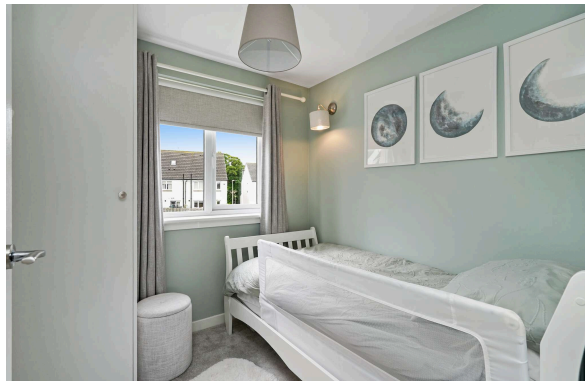
Factor fee payable First Port Property, approx. £30 per quarter.

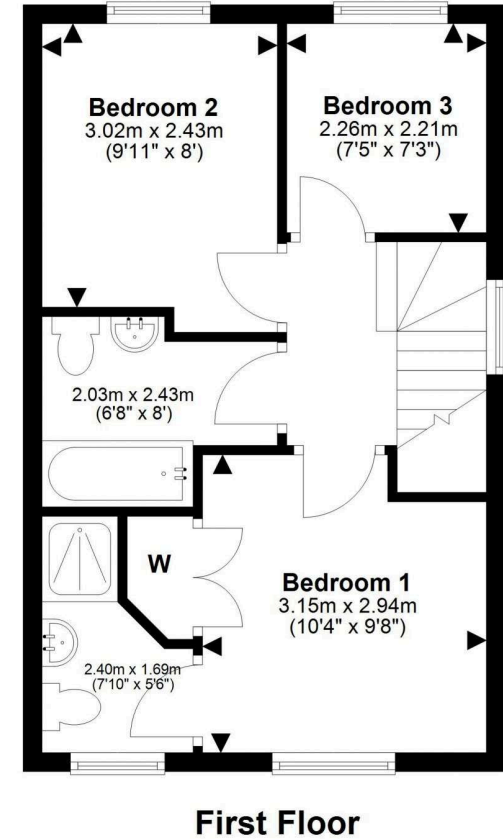
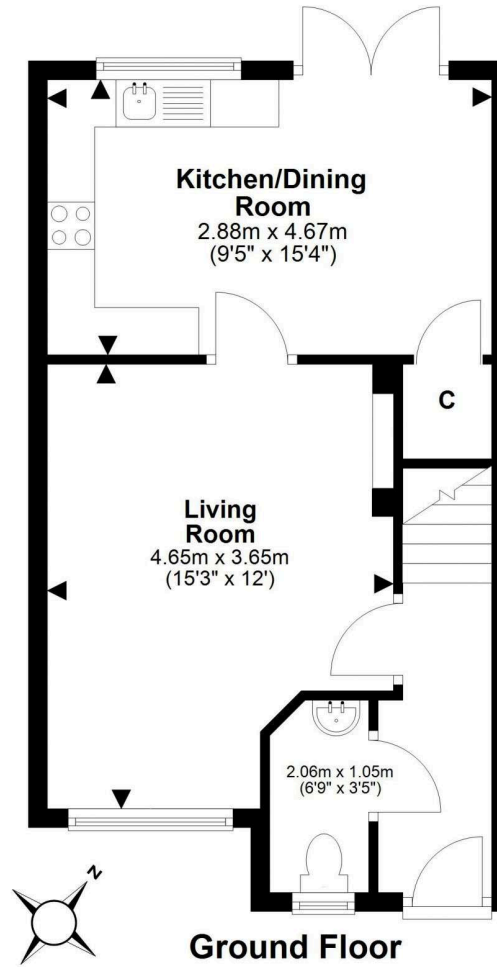
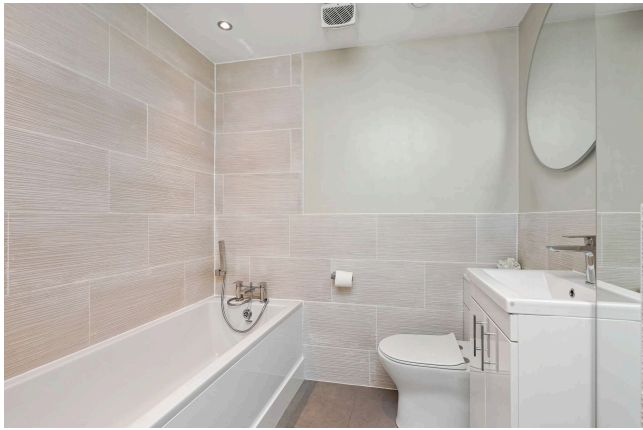
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fittings, fixtures, integrated kitchen appliances including dishwasher and fridge freezer, blinds, curtains poles and TV brackets will be included in the sale.

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 which boasts an abundance of high street brands. 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.





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.