



36 Baler Crescent
Wallyford, East Lothian
EH21 8GF



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Please contact us for
more information:

0131 555 7055
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Summary

Presented in excellent decorative order with minimalist contemporary interiors, this semi-detached family home offers three bedrooms and the appealing practicality of a family bathroom, an en-suite shower room, and a ground-floor WC. Further accommodation comprises a comfortable living room and a stylish integrated kitchen with a dining area opening onto an enclosed rear garden. The property also benefits from private parking and solar panels, and enjoys a peaceful residential setting close to the A1 and the coastal town of Musselburgh, with local schools and rail links within easy walking distance.

Extras: All fitted floor and window coverings and light fittings are included.

Features

- Peaceful village setting close to major road and rail links
- Modern semi-detached house with well-presented minimalist décor
- Entrance hall with storage and WC
- Comfortable light-filled living room
- Stylish integrated kitchen with dining area and garden access
- Principal bedroom with bright en-suite shower room
- Two further spacious bedrooms
- Bright family bathroom with shower-over-bath
- Generous secure garden
- Convenient private driveway
- Gas central heating, solar panels, and double glazing



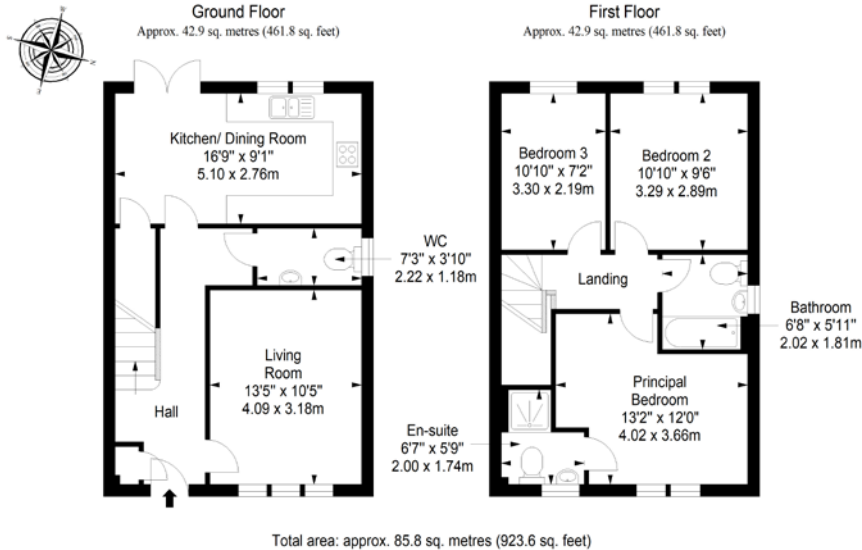








Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

espc
rightmove



EPC Rating - B | Council tax band - E | Home report Value - £280,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.