



## 24 Chuckers Row, Wallyford, Musselburgh, East Lothian, EH21 8JP

Immaculately-Presented Two Bedroom, Mid-Terrace House

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# Property Description

Immaculately-presented, two bedroom, mid-terrace home, with private gardens and residential parking. The property is conveniently located in a modern and well-maintained residential development of Wallyford, East Lothian.

Comprises: a living room, dining/kitchen, two double bedrooms, a family bathroom and a ground floor WC.

In ready-to-move-in condition, with light neutral decor throughout, features include a modern fitted kitchen and bathroom suites. In addition, there is dual climate gas central heating, double glazing, and good storage provision including a loft. Externally, there is a low maintenance garden to the front, whilst an enclosed rear garden features a lawn and a large store shed. The development offers extensive unrestricted and visitors parking residential parking to the rear, and well-maintained communal grounds.

The entrance opens directly into the spacious front-facing lounge, featuring a built-in store cupboard, carpeted flooring, and further access to the kitchen and the carpeted stairway to the first floor. Rear-facing, the dining/kitchen has a door out to the garden and gives access to the WC with a two-piece suite and space for storage. Modern fitted units in the kitchen include stone-effect worktops with a matching upstand, a sink with drainer, and an integrated oven, gas hob and canopy with glass backsplash.

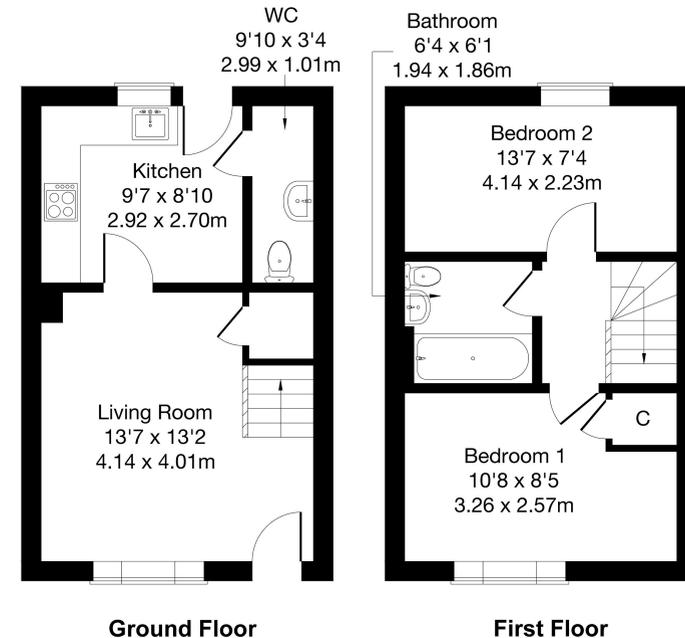
On the first floor, bedroom one is set to the front, and features a built-in store cupboard, carpeted flooring, wall-mount TV point, and a pendant light fitting. Bedroom two is rear-facing, and includes carpeted flooring, a central light fitting, and access to the loft hatch. Completing the accommodation, the family bathroom is set internally and is fitted with a modern three-piece suite including a mains shower over the bath and tiled flooring and splashwalls.

\*\*This property is of a Low Cost Housing Option (LCHO) Scheme through East Lothian Council. The property is marketed accordingly as it is only available to qualifying purchasers i.e. 1st time buyers and those who can prove that they are not in a position to afford to purchase a similar property on the open market. Interested parties will be required to complete an application form prior to confirmation of viewing that will be authorised by East Lothian Council.\*\*



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Approximate Gross Internal Area: (624 sq ft - 58 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Wallyford is a popular commuting village located just off the A1, close to the historic town of Musselburgh. Wallyford itself has a selection of local shops, whilst Musselburgh offers a comprehensive range of amenities, including supermarkets, banking, building society and Post Office services. Fort Kinnaird and Straiton retail parks are also within easy reach and have an extensive range of

major high-street names, restaurants and a multi-screen cinema. Wallyford is well-placed for access to the East Lothian coastline and many superb beaches, there is also a primary school, a railway station with park & ride facility, and regular bus services are available from Salters Road.





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