



## **19 CHUCKERS ROW WALLYFORD, EAST LOTHIAN EH21 8JP**

**FIXED PRICE £136,255**

VIEWING: BY APPOINTMENT PLEASE TELEPHONE  
SOLICITORS ON 0131 665 9041

**espc** **s1homes.com** **onTheMarket.com**

See all our properties on...

**Zoopla** **PrimeLocation**

**THE TIMES**

**Johnston Press**

**msn**

**homes24.co.uk**  
your local property portal

**MailOnline**

**Bing**

**The Telegraph**

Zoopla partnerships

BEAUTIFULLY PRESENTED MID TERRACED VILLA,  
OFFERED TO THE MARKET IN IMMACULATE  
ORDER THROUGHOUT AND AVAILABLE TO  
PURCHASE ON THE LOW COST HOME OPTION  
(LCHO) SCHEME.

- BRIGHT LOUNGE
- FITTED KITCHEN
- DOWNSTAIR WC
- UPPER LANDING
- TWO DOUBLE BEDROOMS BOTH WITH  
FITTED WARDROBES
- MODERN BATHROOM WITH SHOWER
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDENS
- RESIDENTS PARKING

## DESCRIPTION

This property is offered for sale on the Low Cost Housing Option (LCHO) Scheme through East Lothian Council and is therefore only available for qualified purchasers. Interested parties should apply to East Lothian Council and be approved for the Scheme. Application forms and further details are available by contacting Somerville and Russell or East Lothian Council.

19 Chuckers Row is a beautifully presented mid terraced villa on a small modern development, adjacent to Wallyford train station. The property is entered into a lovely lounge with a window to the front and a staircase to the upper accommodation with an under stairs storage cupboard. To the rear is a modern fitted kitchen with matt white units, complementary work surfaces, matching upstand and tiled splashback. The hob and oven are included in the sale and there is a window and door to the rear and space for a small dining table and chairs. From the kitchen is access to a good-sized WC compartment. Upstairs the landing leads to two double bedrooms, both with fitted wardrobes and there is a modern family bathroom with a three-piece white suite with a shower over the bath with shower screen, extensive wall tiling and a fitted vanity unit. The property has gas central heating and double glazing and there is a private garden to the front which has been landscaped with stone chippings for ease of maintenance. To the rear the garden is split level with an area of lawn and a decked patio area, leading to a lower level, landscaped with stone chippings. Early viewing is highly recommended to fully appreciate the accommodation on offer which will appeal to a variety of prospective purchasers, including first time buyers.

## LOCATION

The property is situated in Wallyford which is a small village on the outskirts of Musselburgh and is also close to the village of Whitecraig. Wallyford has some facilities to cater for day to day needs with Musselburgh offering a comprehensive range of amenities, including a variety of specialist shops, a large Tesco supermarket and well-known ice cream shops. Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, a cinema and a variety of restaurants, and a large Asda Hypermarket at The Jewel are also close by. Musselburgh also has a theatre, a variety of bars and restaurants and a range of leisure pursuits from riverside walks to sailing, fishing, Musselburgh Racecourse and several golf courses including Musselburgh Old Golf Course. There is also a sports centre with swimming pool and Bannatynes Health club at nearby Newcraighall. Schooling is well represented in the area and the Queen Margaret University campus is nearby and it also has sports facilities. Wallyford train station provides links to Edinburgh and beyond and regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are easily accessible allowing commuting to Edinburgh and to all the major motorway networks.

## PARKING

Residents parking is available.

## EXTRAS

The carpets and flooring and the hob and oven are all included in the sale.



Approx. Gross Internal Area of Main Residence  
57.05 Sq M / 614 Sq Ft  
Not to scale. For identification only.  
© www.planography.co.uk 2021

