

GARDEN STIRLING BURNET

48 OLIPHANT GARDENS

WALLYFORD, MUSSELBURGH, EH21 8QP

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PROPERTY SUMMARY

Set within a popular modern development in Wallyford, this semi-detached house offers bright accommodation over two floors, with three bedrooms, private gardens, and a paved driveway to the front and side, providing parking or two vehicles. It is a practical choice for first-time buyers, couples and young families, combining comfortable living space with easy access to local amenities and transport links.
An entrance hall with useful storage leads into a spacious living room with a large front-facing window. To the rear, the dining kitchen is fitted with contemporary gloss units and integrated appliances, with room for a table and direct access to the rear garden. A ground-floor WC adds convenience. Upstairs, the landing serves three bedrooms and a family bathroom, offering flexibility for children, guests or home working. Gas central heating and double glazing complete the home.
Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.











"A bright three-bedroom semi-detached home with private gardens in Wallyford."

FEATURES

- Semi-detached house over two floors
- Popular Wallyford setting
- Entrance hall with useful storage
- Spacious living room with large front-facing window
- Contemporary dining kitchen with integrated appliances
- Direct access from the kitchen to the rear garden
- Three bedrooms, two with built-in wardrobes
- Family bathroom with overhead shower
- Ground-floor WC
- Private front and rear gardens
- Paved driveway for two cars
- Gas central heating and double glazing

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360°

CLICK HERE

for a virtual tour of the property

"Three bedroom family home with a spacious dining kitchen with garden access"







WALLYFORD

Approximately nine miles east of Edinburgh city centre, the village of Wallyford is well-positioned to enjoy some of the best features of East Lothian, from picturesque countryside walks, to the county's idyllic sandy coastline and its wealth of renowned golf courses.

Wallyford also provides a quick and easy commute into Edinburgh owing to the nearby A1. The village is well-served by local amenities, with convenience stores, a post office, and eateries.

Further shops, supermarkets, pubs, and cafes can also be enjoyed in the thriving coastal town of Musselburgh, which is only two miles away. More extensive shopping and leisure facilities are on offer at nearby Fort Kinnaird Retail Park as well.

For schooling, primary education is provided locally, whilst secondary education is also available., including the renowned, independent Loretto School (which caters to both primary and secondary levels).

Wallyford has excellent public transport link with its own railway station on the Edinburgh – North Berwick line, a handy Park and Ride, and regular bus services. It also offers quick access to the City of Edinburgh Bypass for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.







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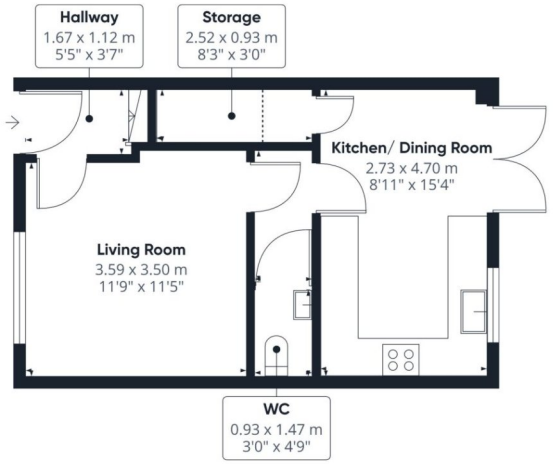
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HOUSE SALES

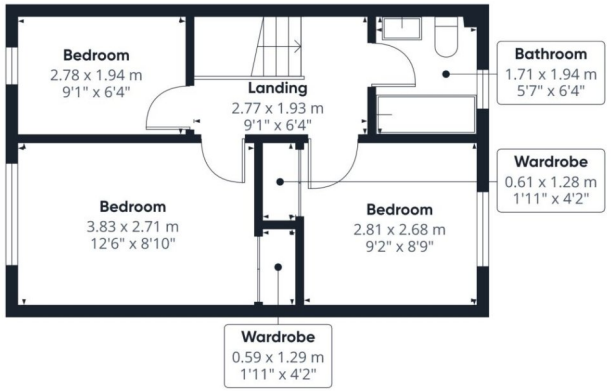
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Main Floor





FLoor Level 2

GARDEN STIRLING BURNET

Approximate total area(1)

61.7 m²
664 ft²

Reduced headroom

1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

EPC RATING C

COUNCIL TAX BAND D