



8 Ormond Avenue, Wallyford, Musselburgh EH21 8NN  
Offers Over £345,000



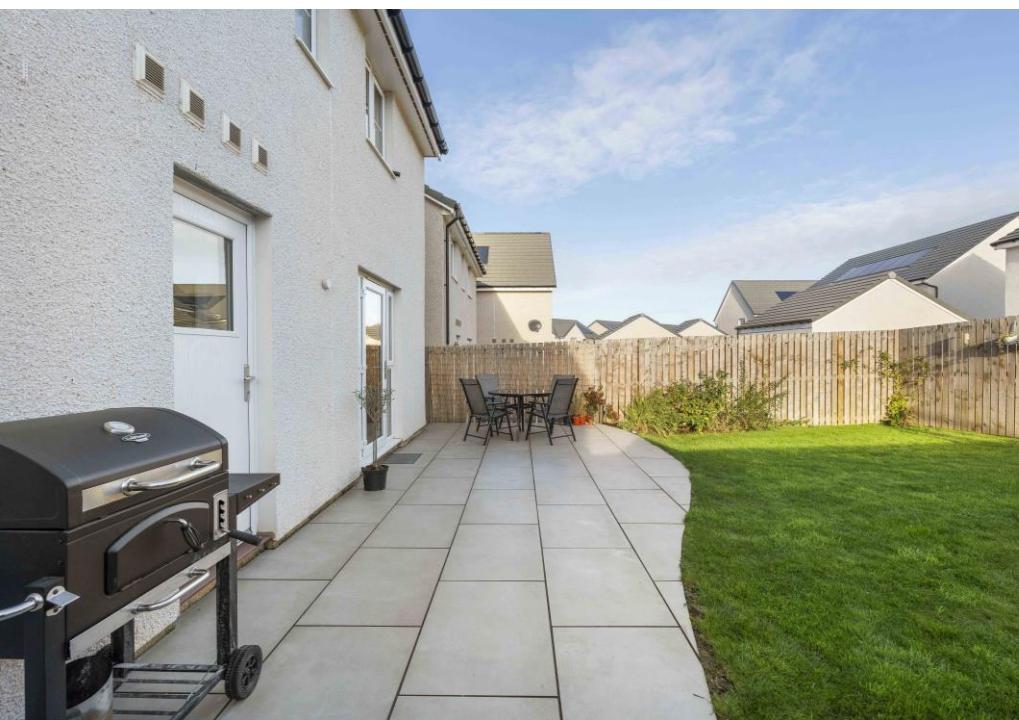


Impeccably presented throughout, this beautiful four-bedroom detached house offers contemporary family living in one of Wallyford's most sought-after new build developments. Finished to an exceptional standard, the property blends stylish interiors with practical design, creating a home that is completely move-in ready.

Upon entering, you are welcomed by a bright hallway leading to a spacious living room, where elegant feature panelling adds character and a touch of luxury. Flooded with natural light, this is an inviting space perfect for relaxing or entertaining.

To the rear, the impressive open-plan dining kitchen forms the heart of the home. Featuring modern cabinetry, generous workspace, and ample room for family dining, it opens directly onto the garden-ideal for summer gatherings and everyday living. From here, a separate utility room offers additional storage, laundry space, and convenient access to the garden, keeping everyday life organised and clutter-free. A convenient downstairs WC completes the ground floor.

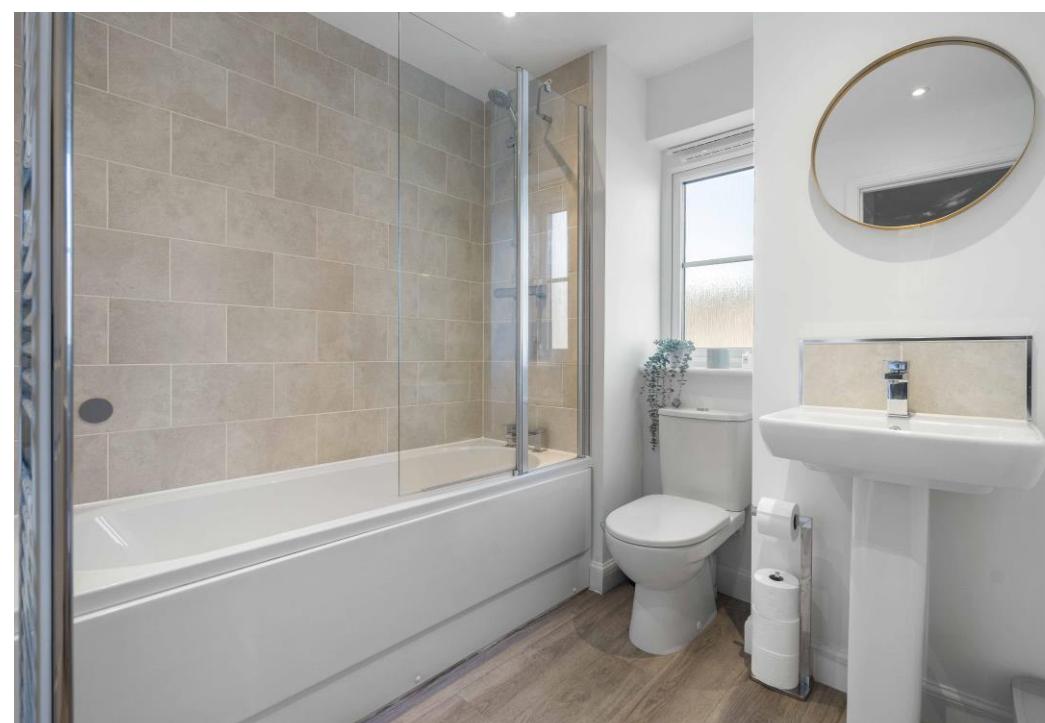


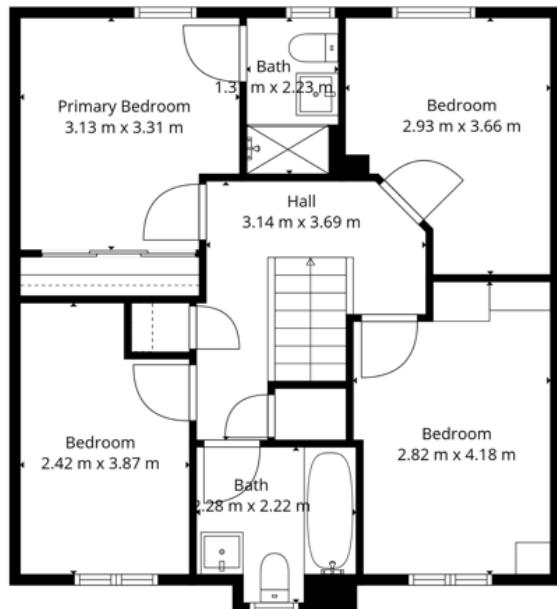
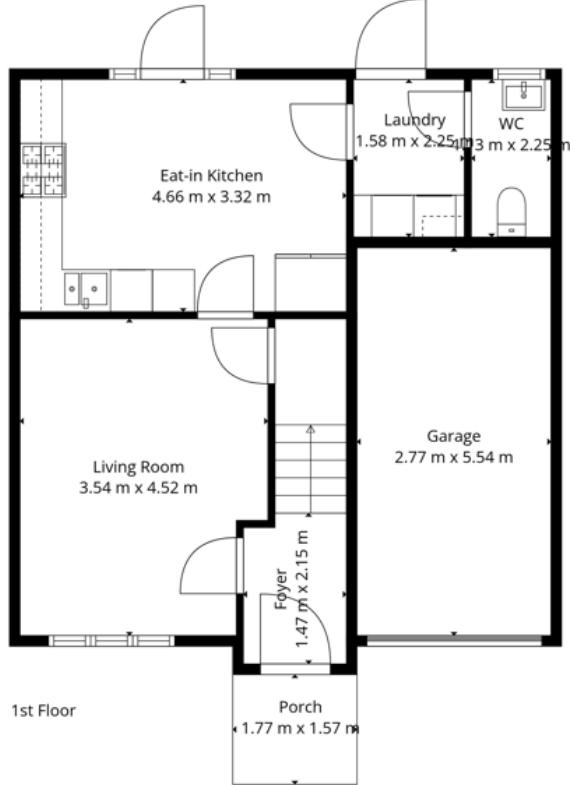




Upstairs, the property boasts four well-proportioned bedrooms, all beautifully decorated. The primary bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a sleek, contemporary family bathroom.

The property enjoys excellent outdoor space, including a private, fully enclosed rear garden with patio, perfect for al fresco dining and entertaining. To the front, the home benefits from a driveway and an integral garage, providing secure parking and exceptional storage, with potential for conversion (subject to consents).





1130 sqft

Set within a popular, modern development in Wallyford, the home offers the ideal blend of suburban calm and fantastic connectivity. Wallyford is rapidly becoming one of East Lothian's most desirable commuter locations, thanks to its excellent transport links, including the nearby train station offering swift access to Edinburgh city centre. Residents also enjoy well-regarded local schooling, green spaces, and close proximity to Musselburgh's amenities, coastal walks, and retail facilities.

## Get in touch



0131 644 6060



[sales@monarch-legal.co.uk](mailto:sales@monarch-legal.co.uk)



[monarch-legal.co.uk](http://monarch-legal.co.uk)

## Video Tour



## Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.