



26 Drummohr Avenue
WALLYFORD | EH21 8BP


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Warners is proud to present this beautiful modern two-bedroom semi-detached family home, offering the perfect blend of contemporary style and comfort, situated on a quiet road in a sought-after area.

Downstairs the spacious kitchen/living/ dining area is flooded with natural light from both the front and rear of the property, creating a bright and welcoming space with the dining area featuring patio doors out to the rear garden. The fully fitted kitchen currently comprises induction hob, oven, fan, fridge/freezer and washing machine. Upstairs comprises two well-proportioned bedrooms both with built in storage, a floored attic and completing the accommodation is the bathroom with shower over the bath.

Externally, the property offers front and rear landscaped gardens made up of a lawn, flower beds, decking and a shed.

- Modern Two-bedroom semi-detached home with ample parking
- Bright, spacious kitchen/living area with dining and access to the garden
- Fully fitted kitchen
- Two well-proportioned bedrooms
- Floored Attic
- Stylish bathroom
- Front and rear landscaped gardens

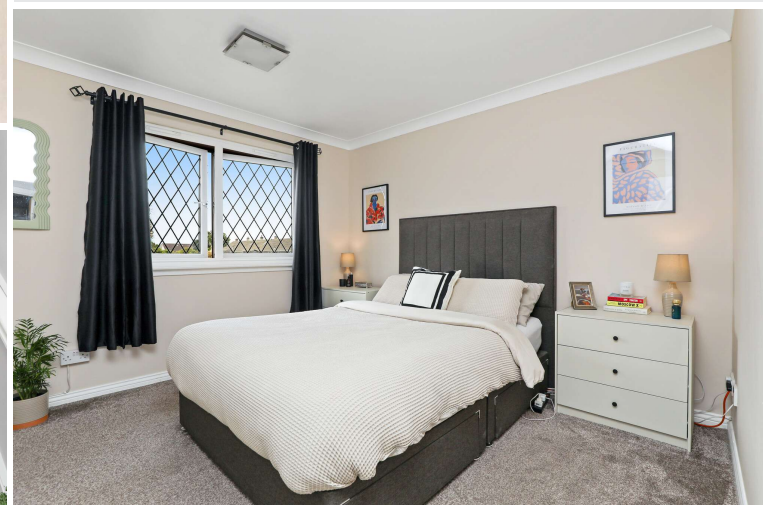
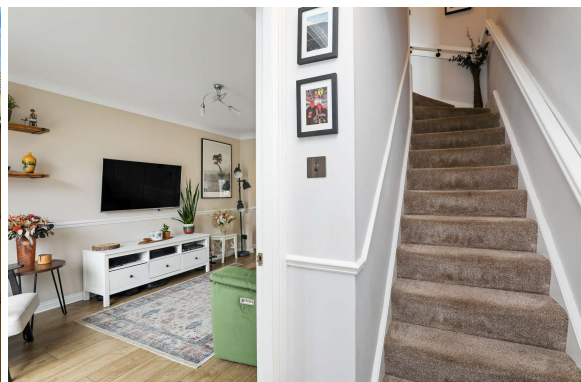
Council Tax D and Energy Rating C

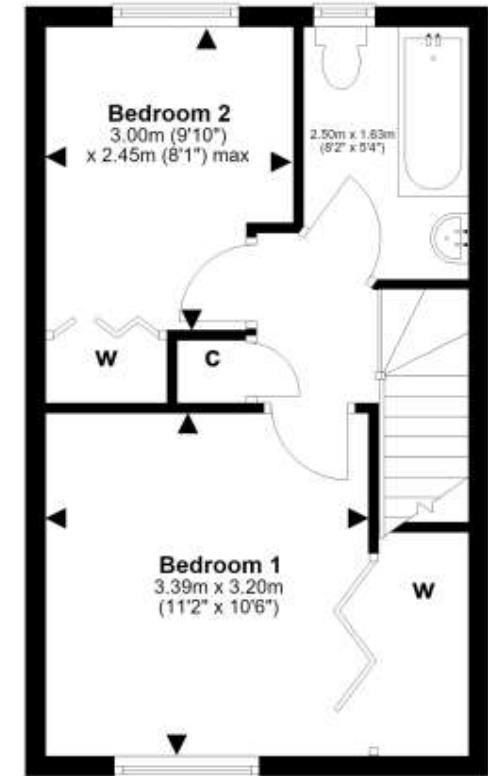
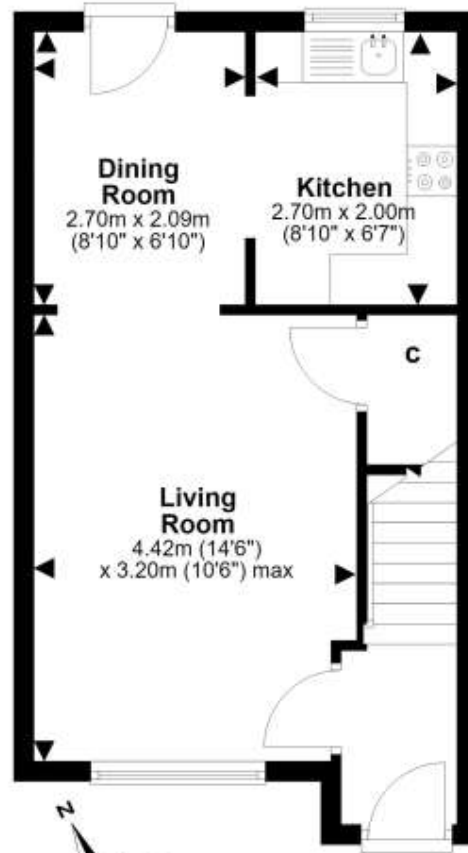
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings and fixtures will be included in the sale.

The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found at nearby Musselburgh. Further facilities are available at Asda at The Jewel and The Fort Kinnaird retail park which boasts an abundance of high street brands. An efficient public transport system, including a Railway Station within the village, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh city bypass is within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.