



36 Drummohr Avenue, Wallyford, East Lothian, EH21 8BP

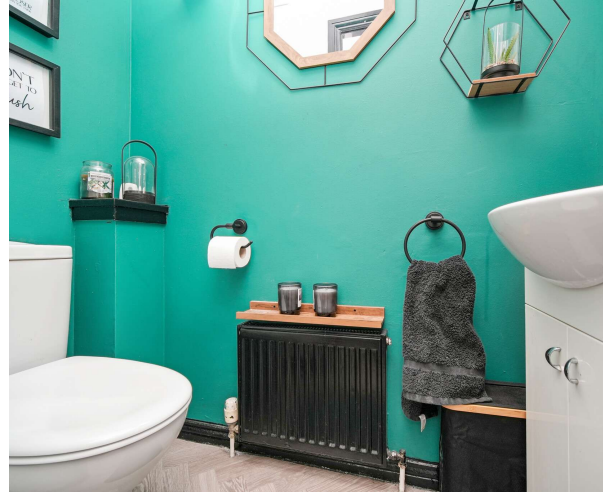


Welcome

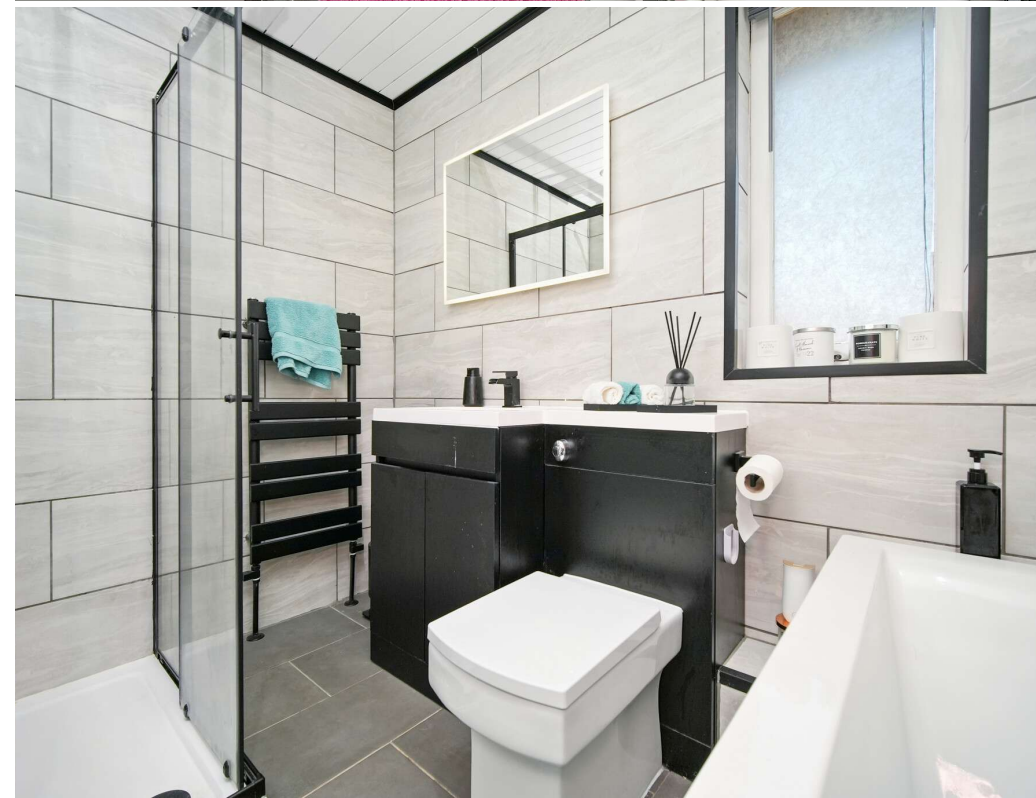
Welcome to 36 Drummohr Avenue—a stylish, rarely available four-bedroom, main bedroom four-piece en-suite, two public room, semi-detached villa, perfect for professional couples and families, looking for a spacious, practical family home, and seeking a move-in ready property. Located in a highly desirable area of Wallyford, East Lothian, close to all amenities, this bright and spacious residence offers comfortable, modern living. Enjoy the benefits of gas central heating, double glazing, private gardens, and driveway off street parking. With easy access to all local amenities, including a local train station, A1 and the city By-Pass 36 Drummohr Avenue offers a fantastic lifestyle opportunity. Viewing is highly recommended.







- Superb sought-after residential location
- Located near the beautiful East Lothian Coast
- Entrance porch with ground floor WC
- Inner hall with stairs to the upper level
- Bright and spacious living and dining room with dual aspect front and rear facing windows, stunning media wall with built-in fish tank
- Dwarf wall conservatory with heating, light and power
- Gorgeous breakfasting kitchen with French doors to the rear garden and featuring a range of wall and base units, breakfasting island, larder style pull out unit, a host of integrated appliances including, a wine cooler, induction hob with glass splashback, designer extractor, microwave, oven, washing machine, dishwasher and fridge freezer
- Upper hall with loft access
- Family bathroom with three-piece white suite, bath with shower over, folding shower screen, wc, sink, and heated towel radiator
- Principle bedroom with dual aspect windows, and built-in wardrobes
- Lovely en-suite with four-piece suite, featuring a double ended bath, separate shower cubicle with overhead raindrop shower and attachment, wc, sink, heated towel radiator, wall mirror with light, and a built in TV for a relaxing soak in the bath
- Bedroom two with rear facing window and built-in wardrobes
- Bedroom three with front facing window and built-in wardrobes
- Bedroom four with front facing window and over stair storage
- Gas central heating, double glazing, and EV charger
- Private garden grounds to the front, side, and rear
- Driveway for off-street parking







Wallyford

Wallyford is a thriving and rapidly developing village located in the heart of East Lothian, offering an appealing blend of modern amenities and a welcoming community spirit. Surrounded by beautiful countryside yet only a short journey from Edinburgh city centre, Wallyford is perfectly positioned for commuters, families, and those seeking a balance between rural tranquillity and urban convenience. The village boasts a range of local shops, a primary school, and excellent transport links including a railway station with regular services to Edinburgh, making it an ideal base for those looking to enjoy both the coast and the capital. With easy access to nearby beaches, golf courses, and scenic walks, Wallyford provides a superb quality of life in one of East Lothian's most accessible and up-and-coming areas.

Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation.



Get in touch

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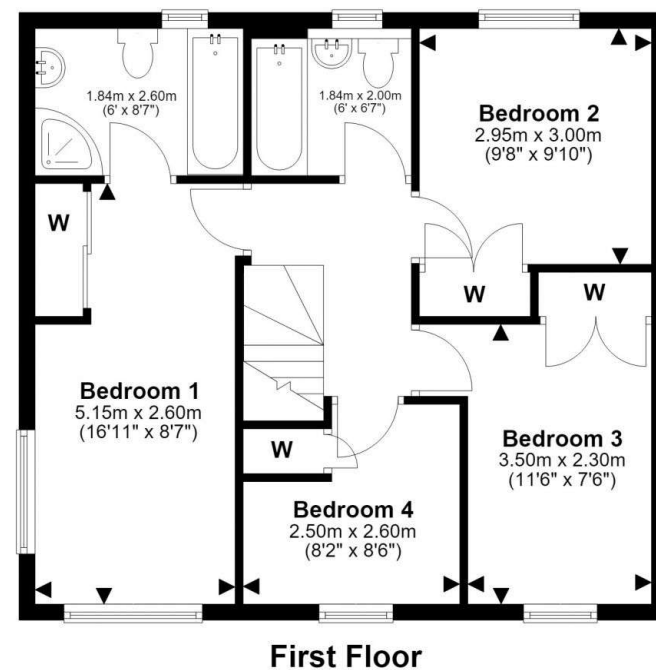
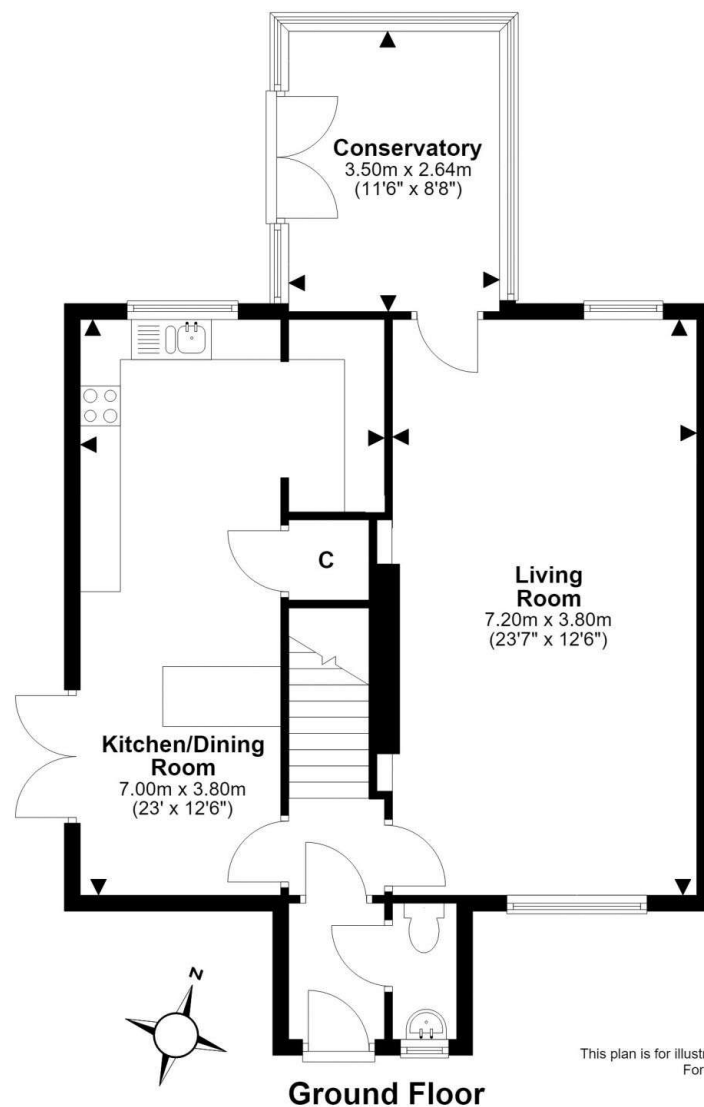
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.