



GARDEN STIRLING BURNET

33 ORMOND AVENUE, WALLYFORD
MUSSELBURGH, EAST LOTHIAN, EH21 8NN



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COUNCIL
TAX BAND

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Located in well-connected Wallyford, on a corner plot within a peaceful residential community, this modern detached house offers a comfortably proportioned family home with four double bedrooms and the practicality of multiple bath/shower rooms. Highlights of this outstanding property include stylish understated interiors, excellent eco-credentials, convenient garage parking, and a secure southwest-facing garden. Everyday shopping, rail links, and schooling are all within easy reach of this appealing location, which also lies desirably close to the coast.

An entrance hall, with storage and a fully tiled guest WC, flows into the dining kitchen and living room, both extending the full depth of the house with a dual aspect filling the rooms with sunny natural light. The plushly carpeted living room provides a flexible space for furniture arrangements, whilst the open-plan kitchen and dining room open onto the garden, perfect for year-round entertaining. The kitchen's attractive taupe-toned cabinets pair beautifully with the oak-inspired herringbone flooring continued seamlessly from the hall. Neatly integrated appliances comprise a fridge freezer, an oven, a gas hob, and a dishwasher, whilst an adjoining, coordinating utility room provides plumbed space for laundry appliances, built-in pantry storage, and driveway access.

FEATURES

- Spacious detached house on an attractive corner plot
- Rail links, schools, and everyday shopping close by
- Inviting hall with storage and guest WC
- Comfortable sun-filled living room
- Integrated kitchen open-plan to a sunny dining room with garden access
- Utility room with practical kitchen and driveway access
- Principal bedroom with storage and shower room
- Three further double bedrooms
- Family bathroom with shower-over-bath
- Sunny enclosed garden, laid to lawn
- Multi-vehicle private driveway and detached single garage
- Gas central heating, solar panels, and double glazing





Set on the first floor, and reached via stairs and a landing with storage, are four double bedrooms, with soft carpeting running throughout. The principal suite features a mirrored fitted wardrobe and a light, airy en-suite shower room with herringbone flooring, neutral tiling, and useful toiletry storage. A bright, similarly styled family bathroom, with a shower-over-bath, serves the remaining bedrooms. The property is kept warm and energy efficient via gas central heating, solar panels, and full double glazing.

Externally, the home is complemented by a lawned and securely fenced garden, which enjoys the property's sunny corner position and offers ample space for outdoor entertaining and children's play equipment. For private parking and extra storage, there is a multi-vehicle driveway and a detached single garage.

Extras: All fitted flooring, bespoke fitted blinds, light fittings, and integrated appliances are included in the sale.







Wallyford, East Lothian

The lovely East Lothian village of Wallyford is located just outside the bustling coastal town of Musselburgh and sits approximately 9 miles east of Edinburgh city centre. Within Wallyford, there is a handy selection of everyday amenities, including convenience stores, a post office and eateries. Just two miles away, Musselburgh's vibrant High Street offers a good selection of cafés, restaurants and pubs, which are supplemented by an extensive range of high-street outlets and leisure facilities at nearby Fort Kinnaird retail park. The village offers football pitches, countryside walks and access to East Lothian's renowned golf courses, sandy beaches and nature reserves. The village provides both primary and secondary level education, whilst excellent private sector schooling is on offer in Musselburgh. Well-connected Wallyford boasts its own railway station on the Edinburgh – North Berwick line, a Park & Ride, excellent bus services and quick, easy access to the A1 and city bypass.





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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

