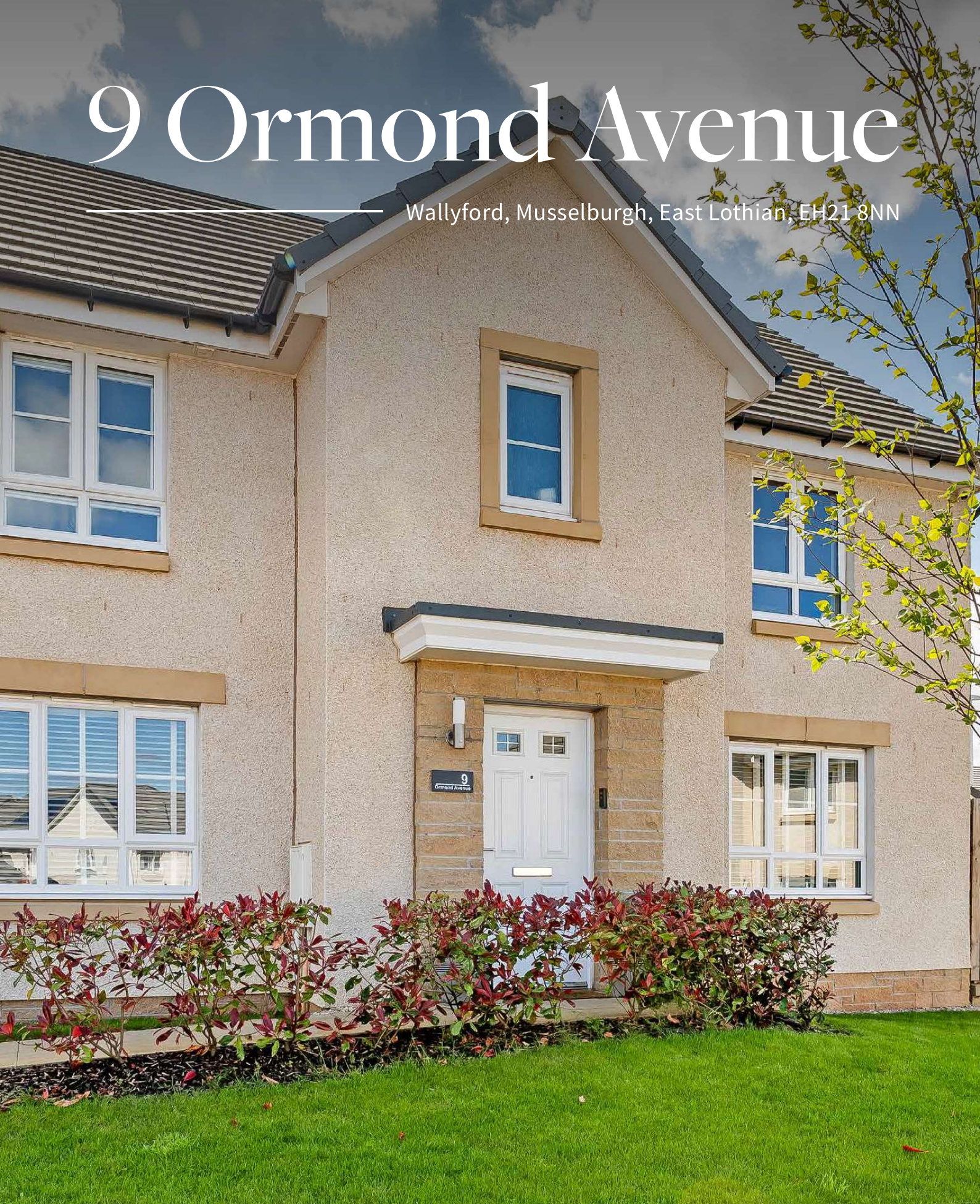


# 9 Ormond Avenue

Wallyford, Musselburgh, East Lothian, EH21 8NN



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

[property@ralphsayer.com](mailto:property@ralphsayer.com)

0131 225 5567

[www.ralphsayer.com](http://www.ralphsayer.com)

# Generous

detached home

This attractive detached residence offers a generously proportioned four-bedroom family home, combining style, comfort, and sustainability, supported by solar panels and Hive smart heating, in a peaceful, well-connected village setting. The carefully maintained interiors provide generous, light-filled living spaces and multiple bath/shower rooms for everyday convenience, whilst far-reaching coastal views, a secure south-facing garden, and private garage parking further enhance the home's appeal.

## General Features

- Spacious detached home in a popular village location
- Peaceful setting close to schools, rail links, and the A1
- Stylish and practical family-orientated interiors
- Far-reaching coastal views from the upper floor

## Accommodation Features

- Entrance hall with WC cloakroom and storage
- Generous dual-aspect living room
- Open-plan kitchen and dining room with a south-facing aspect and garden access
- Integrated kitchen appliances and an adjoining utility room with driveway access
- Principal bedroom with fitted wardrobe and bright en-suite shower room
- Three further well-proportioned bedrooms
- Bright family bathroom with bath and overhead shower
- Gas central heating, Hive smart heating, solar panels, and double glazing
- Alarm system and CCTV

## Exterior Features

- South-facing side garden – secure and easy to maintain
- Neat lawn and suntrap seating terrace
- Rear private driveway and detached single garage



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# Exceptional family home

Ormond Avenue forms part of a modern residential community in the popular village of Wallyford, positioned close to the A1 and well served by local supermarket shopping, schools at primary and secondary level, and fast rail links to central Edinburgh. The village neighbours the bustling coastal town of Musselburgh, with open countryside and sandy beaches in easy reach, making it a highly convenient and appealing location for families.

The airy entrance hall is a practical and well-presented space with durable oak-look flooring, a WC cloakroom, and built-in storage.



# Spacious, light-filled

living room



Spanning the full depth of the ground floor, the living room is illuminated by multiple windows and enjoys a minimalist decorative backdrop with crisp white walls and soft grey carpeting. The generous footprint allows for a variety of furniture configurations.

# Dining kitchen

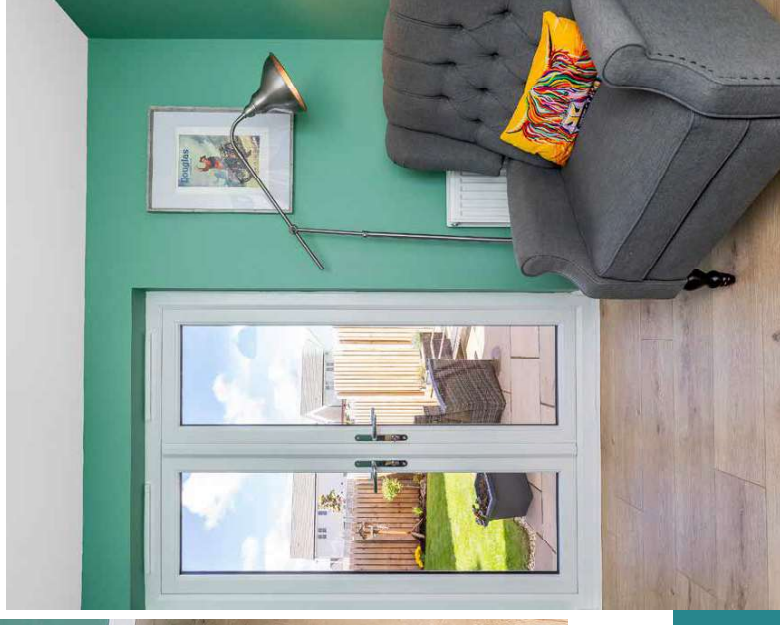
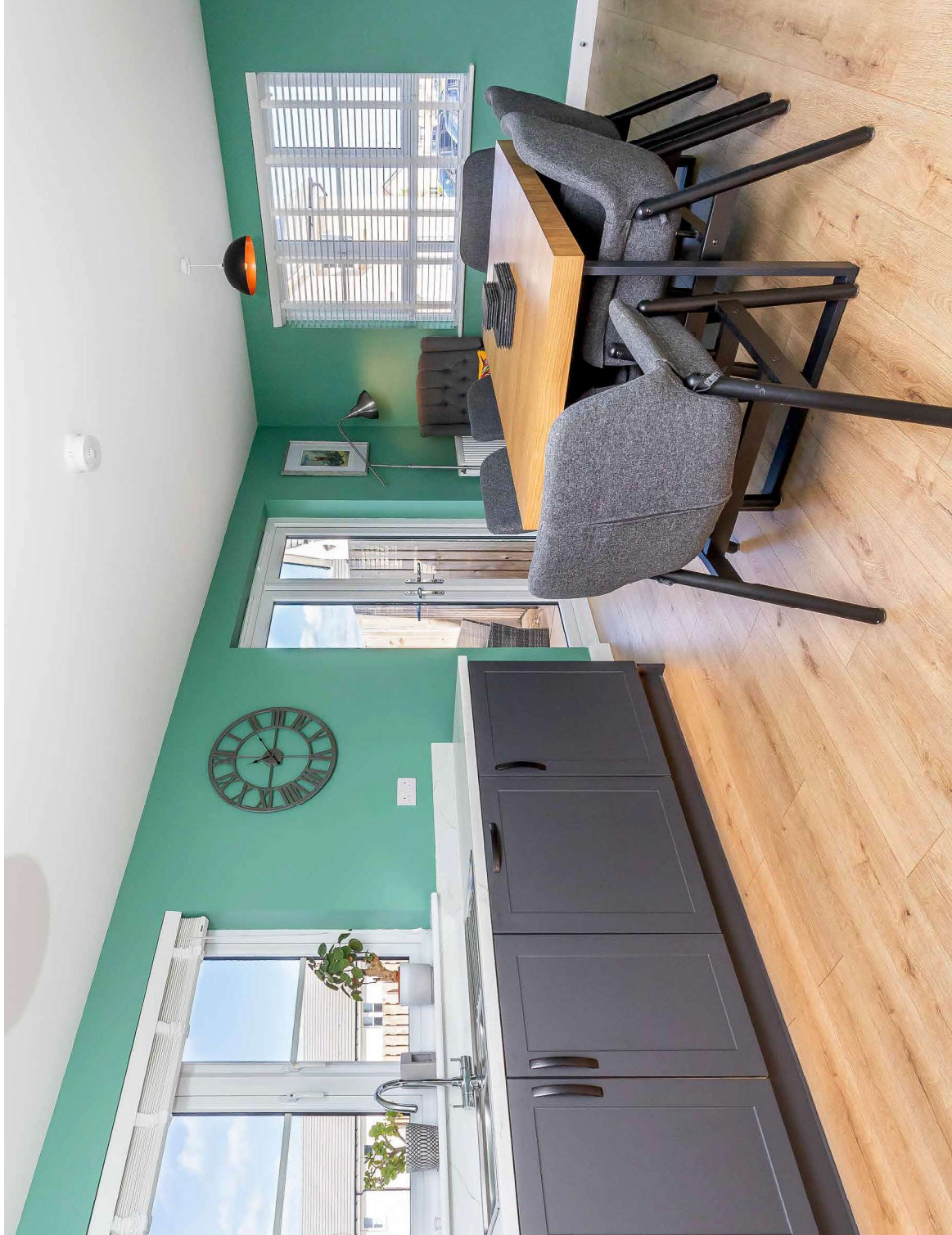
with garden access



# Open-plan kitchen and dining room with a south-facing aspect

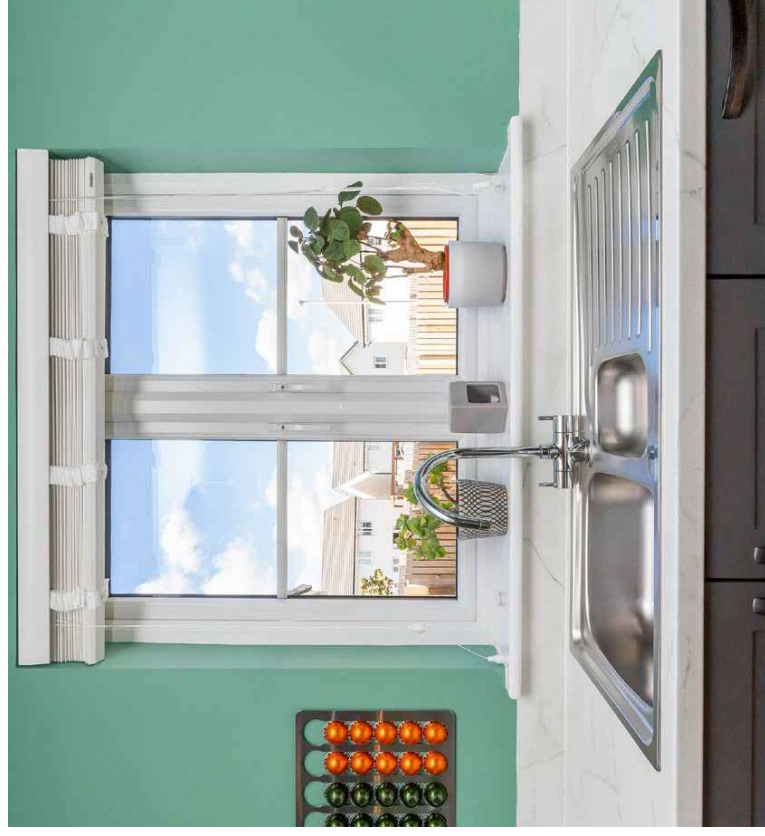
Also extending the full depth of the property, the kitchen and dining room enjoy a dual-aspect outlook and French doors to the garden, creating an ideal setting for everyday living and entertaining.

In the south-facing kitchen, a range of stylish dark-grey cabinets beautifully complement the teal green décor and warm oak-look flooring.



# Integrated kitchen

and an adjoining utility room

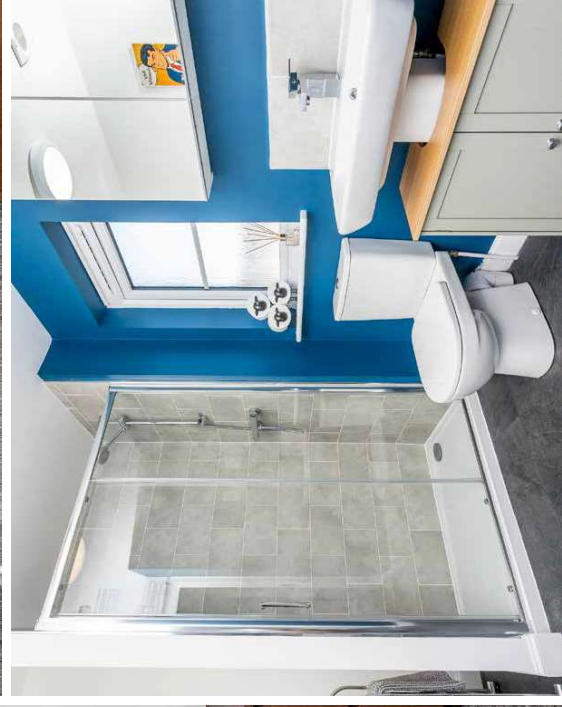


A generous, well-lit worksurface also features, whilst integrated appliances include an oven, induction hob with chimney-style hood, dishwasher, and fridge freezer. An adjoining, coordinating utility room, with external access to the driveway, provides a dedicated laundry area with plumbed space for a washing machine and additional storage.

# First-floor bedrooms

All bedrooms are on the first floor, reached via an airy landing with storage and styled with understated décor and soft carpeting, with elevated views towards the coast and surrounding landscape.





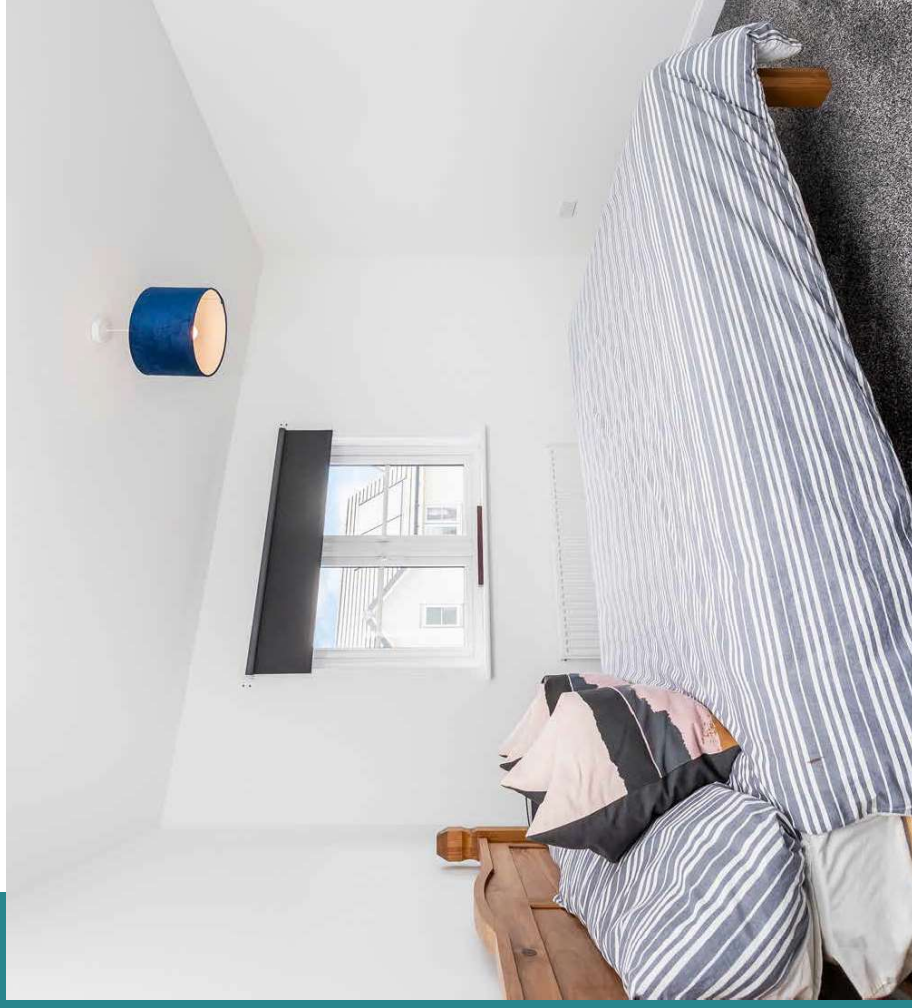
# Principal suite

## A private retreat

The principal bedroom benefits from a mirrored fitted wardrobe and an en-suite shower room. The bright shower room provides vanity storage and is finished with contemporary grey tiling and a bold blue accent wall.

# Three further well-proportioned bedrooms

The remaining bedrooms, two doubles and a well-proportioned single, provide flexible space for family life, guests, or home working.



## and guest WC



The ground floor includes a convenient WC, ideal for guest use, while the bright first-floor bathroom features a bath with overhead shower, a vanity suite, and contemporary neutral tiling.

Extras: The sale includes all fitted flooring, window coverings, light fittings, and integrated appliances.

Factor: The factor is managed by Hacking & Paterson at a cost of £65 per quarter.

# Family bathroom





# South-facing garden



## with neat lawn and suntrap seating terrace

Positioned to the side of the house and enclosed by high fencing, the garden offers privacy and security. It enjoys sun throughout the day and is easy to maintain, featuring a neat lawn and a terrace for alfresco dining. The rest of the property is attractively framed by well-maintained communal grounds and planting.



To the rear of the house is a private driveway and detached single garage, providing off-street parking and useful additional storage.

Property Name

9 Ormond Avenue

Location

Wallyford, East Lothian, EH21 8NN

Approximate total area:

122.2 sq. metres (1315.4 sq. feet)

The floorplan is for illustrative purposes. All sizes are approximate.

● Ground Floor

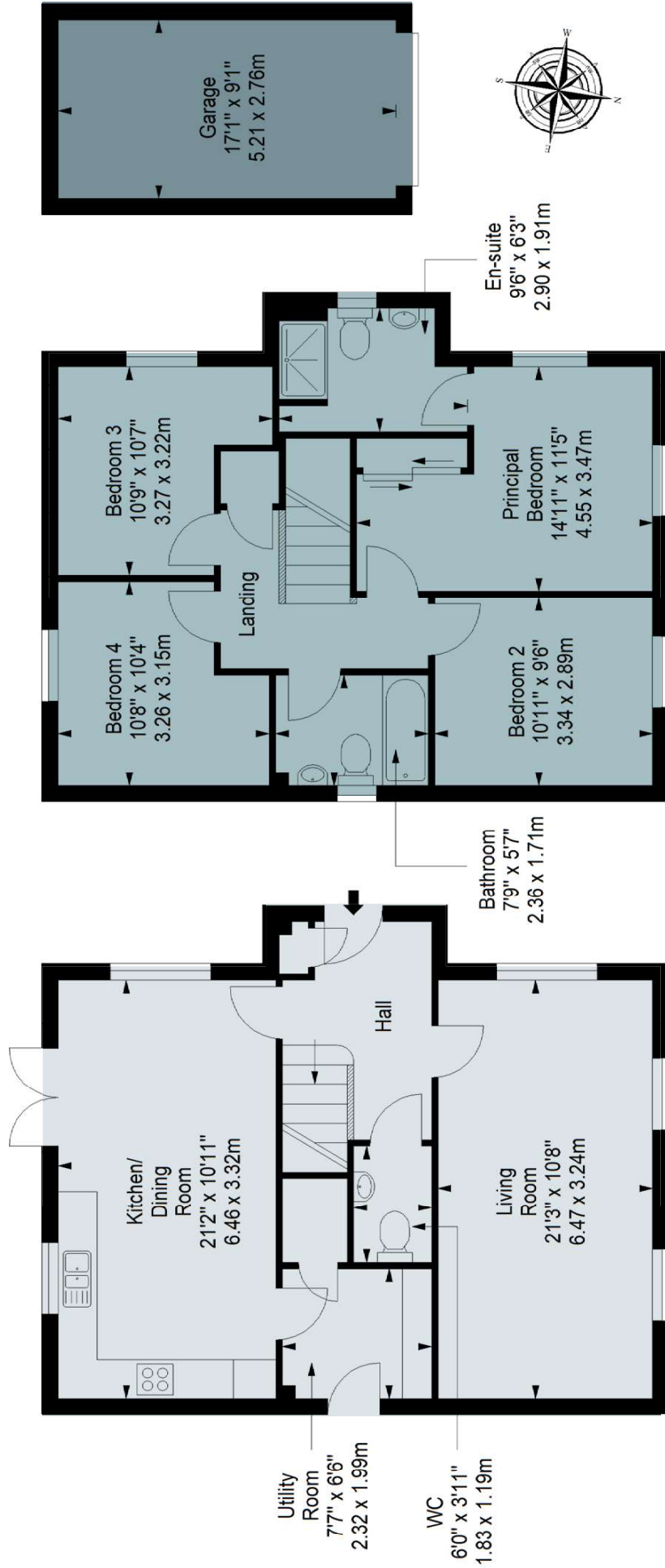
● First Floor

● Garage

EPC Rating - B

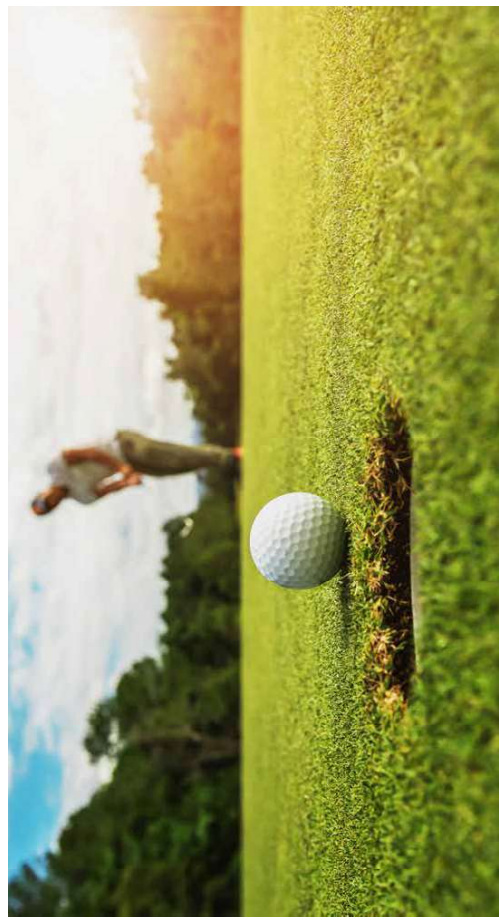
Council Tax Band - G

Home Report Value - £390,000



# Wallyford

East Lothian



Approximately 9 miles east of Edinburgh city centre, with excellent commuting links, 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. 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 state schooling, primary and secondary education is provided locally, whilst, in Musselburgh, there is the renowned, independent Loretto School. Wallyford boasts excellent public transport links, with its own railway station on the Edinburgh – North Berwick line, a handy Park and Ride facility, and regular bus services. It also offers quick access to the A1 and the City of Edinburgh Bypass - ideal for days out in the Pentland Hills or for connecting to the M8/M9 motorway networks.

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**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

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Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



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