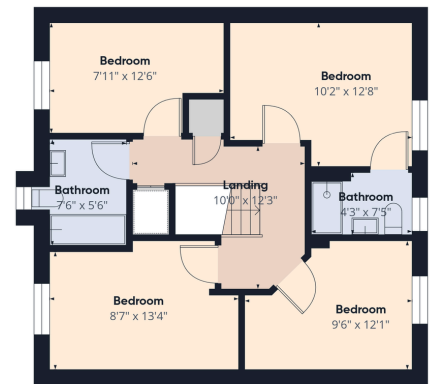


Floor 0



Floor 1

Approximate total area[®]
1196 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



13 Ormond Avenue
Wallyford, EH21 8NN

DESCRIPTION

With spacious interiors, a superb family-friendly layout and a private enclosed garden, this impressive four-bedroom detached home offers everything needed for modern family living.

Upon entering, you are welcomed by a bright and inviting living room positioned to the front of the property. Bathed in natural light, this comfortable space provides the perfect setting to relax and unwind, while flowing effortlessly through to the heart of the home.

To the rear, the contemporary kitchen diner is a standout feature. Finished with striking navy cabinetry, the space offers a stylish yet timeless aesthetic, complemented by an open space for dining. Floor-to-ceiling windows and a glazed door overlook the rear garden, flooding the room with natural light and creating a wonderful connection to the outdoors. Charming folding shutters provide privacy when desired while adding character and warmth to the space. During the warmer months, the seamless transition between the kitchen and garden makes this an ideal setting for entertaining family and friends.

The private enclosed rear garden offers a safe and secure environment for children to play, while also providing a peaceful space to relax and enjoy outdoor dining. A convenient ground floor WC further enhances the practicality of the home.

Upstairs, the property continues to impress with four well-proportioned bedrooms, offering excellent flexibility for growing families, guest accommodation, home working or hobbies. The principal bedroom benefits from its own en-suite shower room, creating a comfortable private retreat, while the remaining bedrooms are served by a modern family bathroom complete with shower over bath.

Further benefits include a private driveway and garage, providing excellent parking, storage and everyday convenience. Combining stylish contemporary living with flexible family accommodation and a wonderful sense of light throughout, this is a fantastic opportunity to acquire a home ready to be enjoyed for years to come.

Key Features

- Impressive four-bedroom detached home
- Ideal for growing families
- Bright front-facing living room
- Modern kitchen diner with navy cabinetry
- Charming folding window shutters in Kitchen
- Excellent indoor-outdoor living
- Principal bedroom with en-suite
- Three further spacious bedrooms
- Family bathroom with shower over bath
- Convenient ground floor WC
- Private enclosed rear garden
- Garage and private driveway
- Flexible living and home working space



LOCATION

Ormond Avenue is situated within the popular East Lothian village of Wallyford, a welcoming and family-friendly community offering an excellent balance of convenience and connectivity. The area benefits from local amenities, schooling, parks and green spaces, making it particularly appealing to families and first-time buyers.

Wallyford Railway Station provides regular services into Edinburgh, while the nearby A1 offers easy access to the city centre and beyond. Residents can also enjoy the best of East Lothian's outdoor lifestyle, with beautiful beaches, countryside walks and the amenities of nearby Musselburgh all within easy reach.

Combining a strong sense of community with excellent transport links and outdoor spaces, Wallyford continues to be a highly sought-after location for a wide range of buyers.

