



42 Drummohr Avenue, Wallyford

Offers Over **£230,000**



42 Drummohr Avenue

Wallyford, Musselburgh

Stylish three-bedroom home in Wallyford with modern interiors, spacious living, blue kitchen, large garden, driveway and excellent local amenities. Move-in ready and ideal for families. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautiful blue kitchen with marble-effect worktops and matching splashbacks, finished to a high standard
- Spacious dining room flowing seamlessly into the living room – ideal for family life and entertaining
- Modern, bright and generously sized living room with an airy feel
- Large private rear garden, perfect for relaxing, gardening or outdoor dining
- Driveway with multiple parking spaces
- Property presented in absolute move-in condition – no work required
- Well-maintained home with a practical and family-friendly layout



Living room

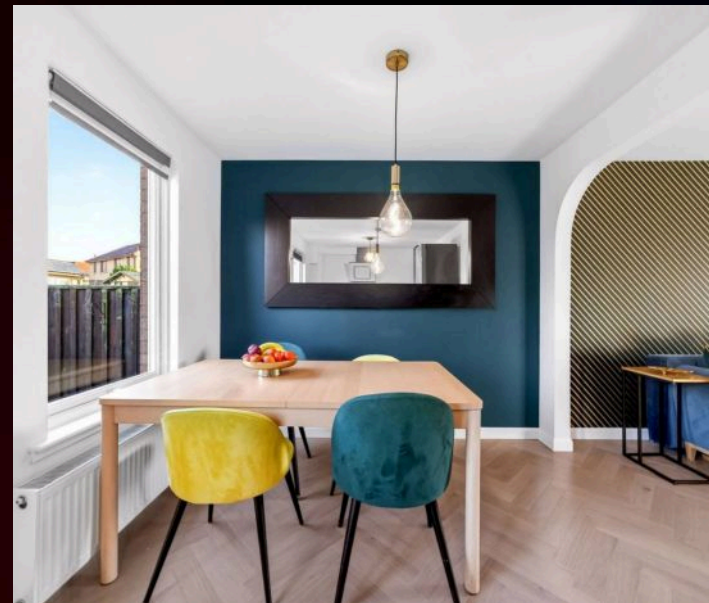
12' 2" x 14' 4" (3.71m x 4.37m)

A bright and spacious living room featuring large windows that flood the space with natural light throughout the day. The room is finished in a modern style with a striking decorative feature wall of wooden slats, adding warmth and character. Light herringbone flooring enhances the sense of space, while the layout comfortably accommodates both a relaxation and media area – ideal for everyday living and entertaining.

Kitchen/Dinning room

16' 8" x 8' 10" (5.08m x 2.70m)

This stylish and modern fitted kitchen has been finished to a high standard and offers both practicality and contemporary design. Featuring sleek navy-blue units with elegant brass handles, the kitchen is complemented by light marble-effect splashbacks and worktops, creating a bright and sophisticated feel. The space is well laid out and fully equipped with integrated appliances, including an oven, gas hob with extractor hood, fridge freezer, washing machine and dishwasher. A modern sink with a gold-toned mixer tap adds a touch of luxury, while ample cupboard and worktop space make the kitchen highly functional. Large windows and a glazed door allow plenty of natural light, enhancing the fresh and airy atmosphere. The kitchen is finished with attractive patterned flooring, adding character and warmth to the room. This is a move-in-ready kitchen, ideal for modern living and perfect for buyers seeking a stylish yet practical home.



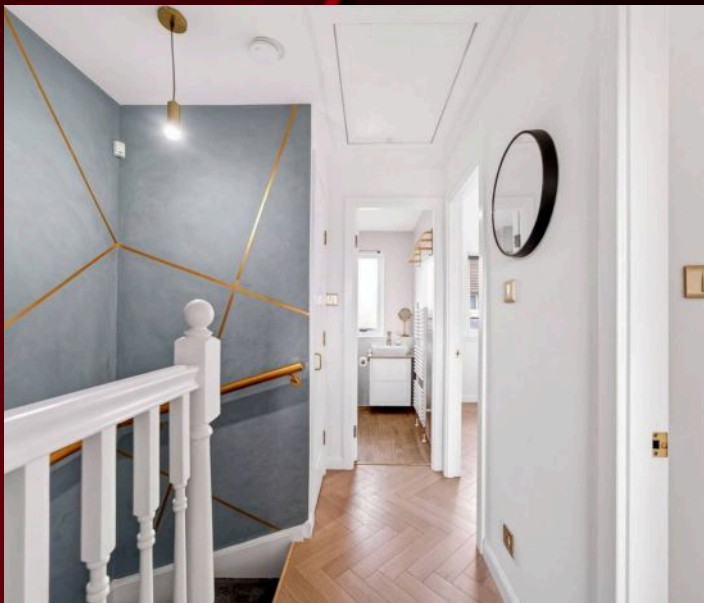


Staircase

The property is welcomed by a stylish and contemporary hallway, finished to an excellent standard. The feature walls are decorated in a soft blue-grey tone with striking gold geometric detailing, creating a modern and elegant first impression. The space benefits from ample natural light and is complemented by herringbone-style flooring, adding warmth and character. A bespoke pendant light and coordinating gold handrail enhance the premium feel of the area. The hallway provides practical access to the first-floor accommodation, including a modern bathroom, while maintaining a bright, clean and cohesive design throughout.

WC

The property benefits from a convenient downstairs WC, designed to be small and compact yet stylishly finished. Presented in modern, neutral colour tones, the space feels fresh, clean and well considered. This ground floor cloakroom is ideal for guests and everyday practicality, offering privacy and convenience without the need to access the main bathroom upstairs. A thoughtful addition that enhances the overall functionality of the home, particularly when entertaining or accommodating visitors.





Bedroom

9' 6" x 10' 2" (2.90m x 3.10m)

This bright and well-presented bedroom offers a calm and comfortable space, ideal as a main bedroom, guest room or home office. Finished in fresh, neutral tones, the room benefits from a clean, modern aesthetic throughout. A large window provides plenty of natural light and offers a pleasant outlook over the parking area to the front of the property, ensuring a sense of openness while remaining practical for everyday living. The room is complemented by stylish herringbone flooring, enhancing the contemporary feel. Additional features include built-in wardrobe space and ample room for bedroom furniture, making this a versatile and well-proportioned room suitable for a variety of needs.

Bedroom

9' 7" x 11' 7" (2.91m x 3.52m)

The second bedroom is presented in the same contemporary style and colour palette as the first, creating a cohesive and well-balanced feel throughout the home. Finished in soft, neutral tones, the room offers a calm and relaxing atmosphere. A large window overlooks the rear garden, providing a peaceful and private outlook and allowing plenty of natural light to fill the space. The quiet setting makes this room particularly well suited as a bedroom, guest room or home office. The room also benefits from a practical recessed alcove, ideal for wardrobes or bespoke storage solutions, helping to maximise space while maintaining a clean and uncluttered appearance. With its generous proportions and tranquil garden aspect, this bedroom offers both comfort and versatility.





Office

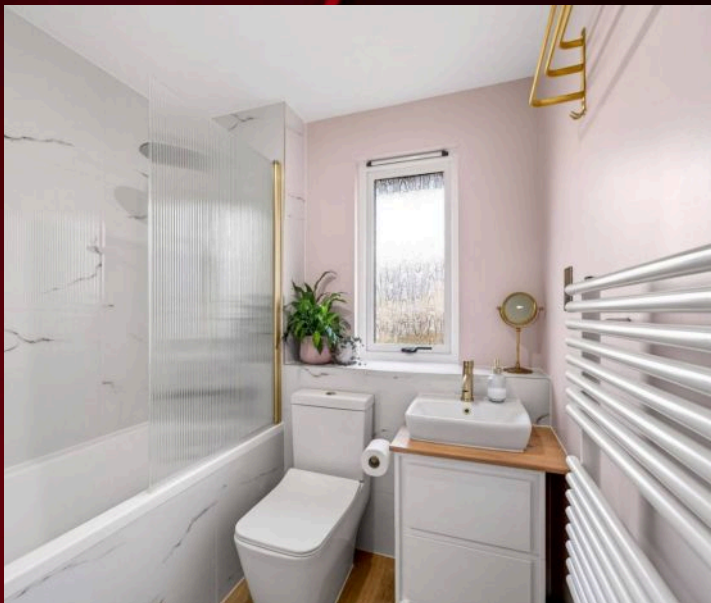
8' 9" x 7' 10" (2.66m x 2.40m)

The third bedroom is a well-presented, smaller room, ideal for use as a single bedroom, home office or study. Finished in the same modern style and light colour palette as the rest of the property, it offers a bright and versatile space. The room features light laminate flooring and a single bed layout, with a window providing natural daylight and a pleasant, airy feel. While compact, the space is thoughtfully arranged and perfectly suited to flexible living needs, whether for working from home, guests or a child's bedroom. This room adds further versatility and practicality to the overall layout of the home.

Bathroom

6' 5" x 6' 4" (1.95m x 1.92m)

Modern and stylish bathroom finished to a high standard. Features a full-size bathtub with a sleek ribbed glass shower screen and elegant brushed brass fittings. The walls are fully tiled with large-format marble-effect tiles, giving the space a bright and luxurious feel. Soft neutral tones are complemented by natural light from the window, creating a calm and airy atmosphere. Contemporary white sanitary ware, a practical windowsill with space for plants or décor, and a well-planned layout make this bathroom both functional and visually appealing.





GARDEN

The property benefits from a large, green and well-maintained rear garden, offering a private and peaceful outdoor space. Designed to be low maintenance, the garden is ideal for relaxing, entertaining or family use. It includes a practical garden shed for additional storage and is accessed via a private gated entrance, adding both convenience and security. A generous outdoor area that can be enjoyed all year round.

OFF STREET

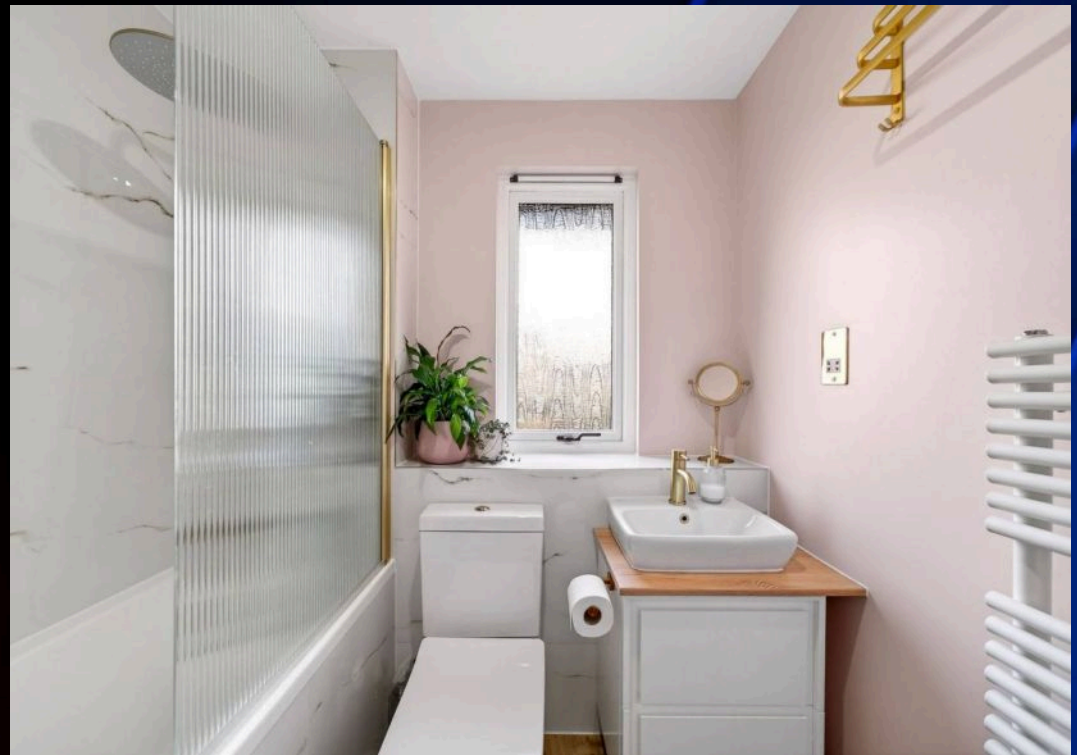
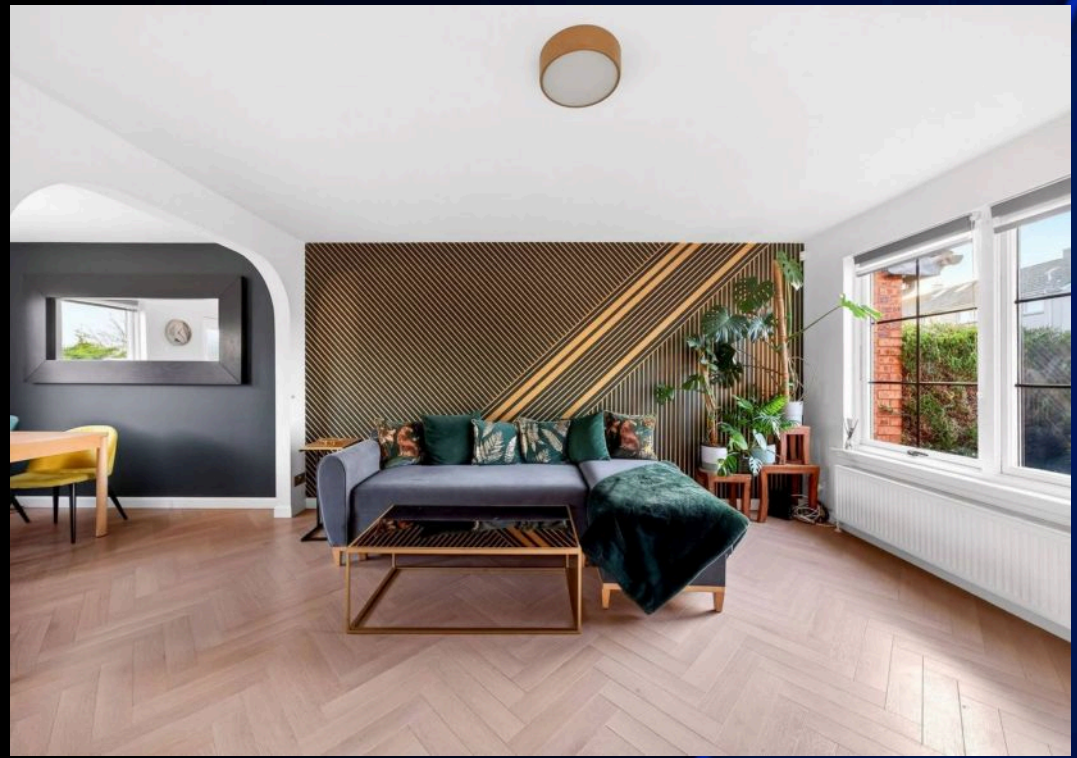
2 Parking Spaces

Parking on the front of the property, designated to the property.

DRIVEWAY

1 Parking Space

Private driveway. 1 parking spot.



42 Drummohr Avenue, Wallyford, Musselburgh, EH21 8BP



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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