



Postcode: EH21 8NN

Bedrooms: 4

Council Tax: Band F



Wonderful four-bedroom family home with terraced garden and garage in beautiful modern development

This truly fantastic family home is situated within a modern, beautifully arranged, development has everything that a young family, or those considering starting one, might need. Equally, it's perfect for anyone who wants space to work in complete comfort from the safety of home. In show home condition, with an exquisitely arranged terrace in the rear garden which includes feature lighting, it simply has to be viewed.

Inside, there are potentially two hubs for activity on the ground floor, with the spacious lounge and the enormous and bright dining kitchen both competing for your time. Upstairs, the four double bedrooms provide lots of space and many options for how it may be utilised. The main bathroom, downstairs toilet and ensuite shower room off of the master bedroom will always be appreciated, as will the large utility room.

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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.

12 Ormond Avenue, Musselburgh



A garage and a two-car driveway provide plenty of space for vehicles or other items. The garage presently houses a sauna!

The A1 is almost literally a stone's throw away; and Wallyford Railway Station, from where it's only eleven minutes to Waverley, is within easy walking distance.

As one would anticipate, the property has gas central heating and double-glazing. There are also roof-mounted solar electric panels to assist with keeping costs down.



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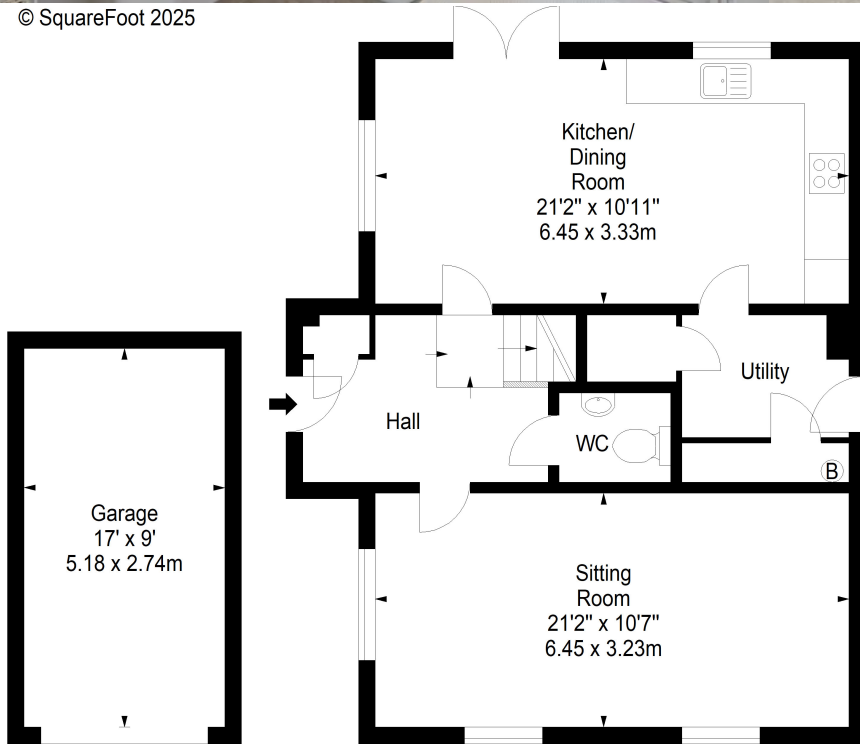
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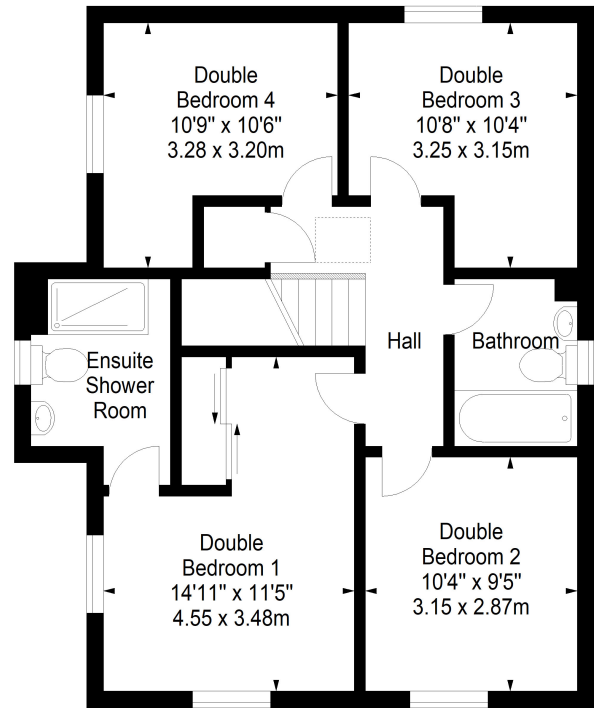


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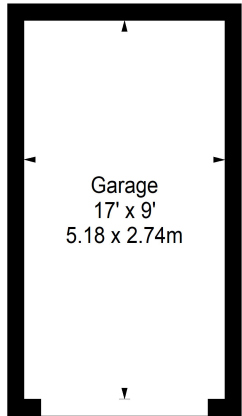


Ground Floor

Ground Floor



First Floor



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Features

Garage, two-car driveway, solar panels, gas central heating and double-glazing.

Viewing

Viewing is by appointment with the selling agents. A video tour is available online.

Notes

White goods, fitted floor coverings, light fittings and window coverings are included. No warranty will be provided in respect of white goods. Wall-mounted televisions, garden furniture and sauna may be available by separate negotiation.

