



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

23A The Orchard

Ormiston, East Lothian, EH35 5LR



**23A The Orchard**

ORMISTON, EAST LOTHIAN

Historic Ormiston is a picturesque former mining village lying to the east of Edinburgh. Within the village there are the usual daily requirements including banking, postal services, a Co-op supermarket, local cafe and pub that serves food, which will provide for most monthly needs. However, nearby the towns of Tranent, Haddington and Musselburgh provide a greater range of local amenities and these can be reached by car easily.

Local schooling can be found within walking distance, together with a library, a newly award winning children's play park, local junior football ground and bowling green that provides outdoor pursuits. On your doorstep you will find the old railway walks and cycle paths leading to surrounding villages. There is also a good bus service within the village which will take you to Edinburgh or to other parts of East Lothian. There is a railway station nearby at Prestonpans.



## THE LOCATION



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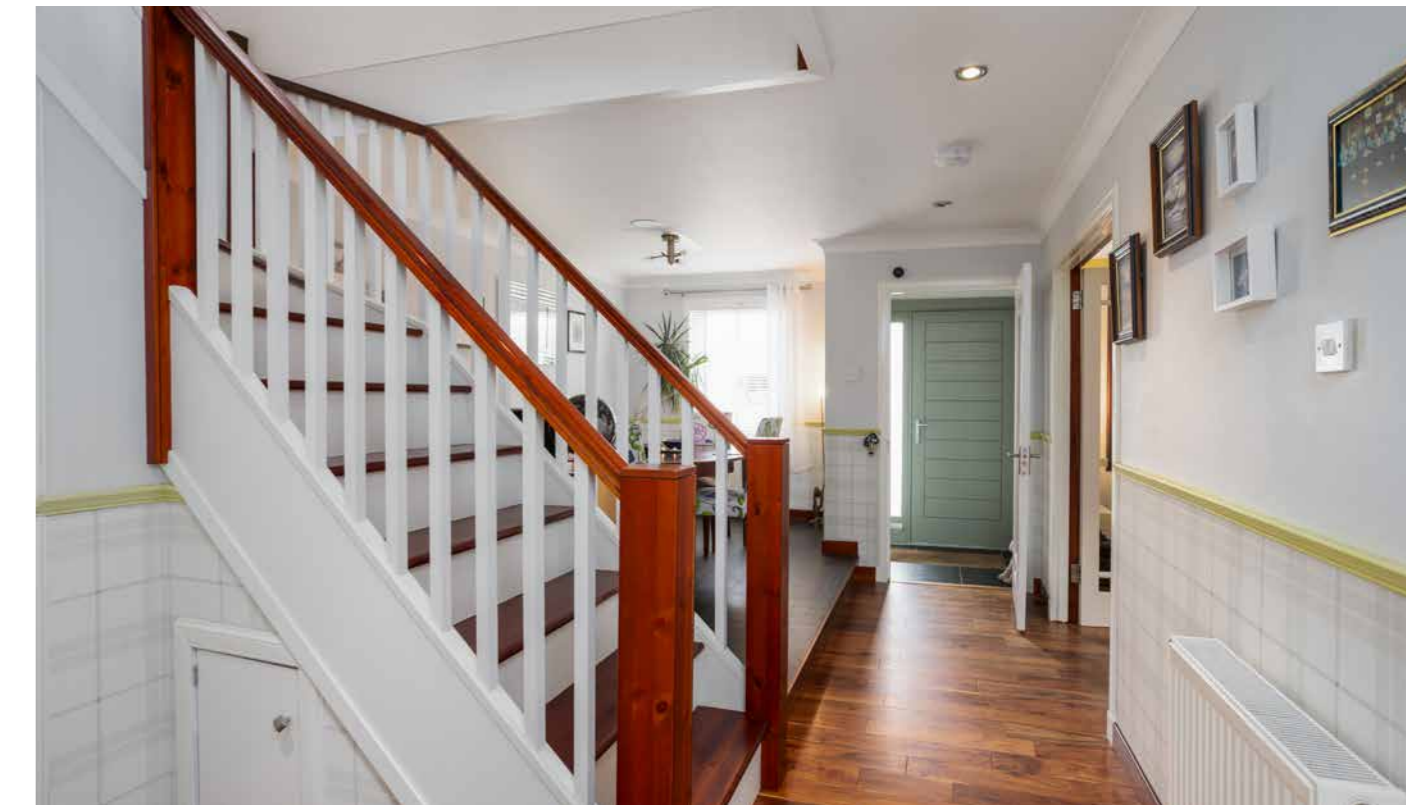
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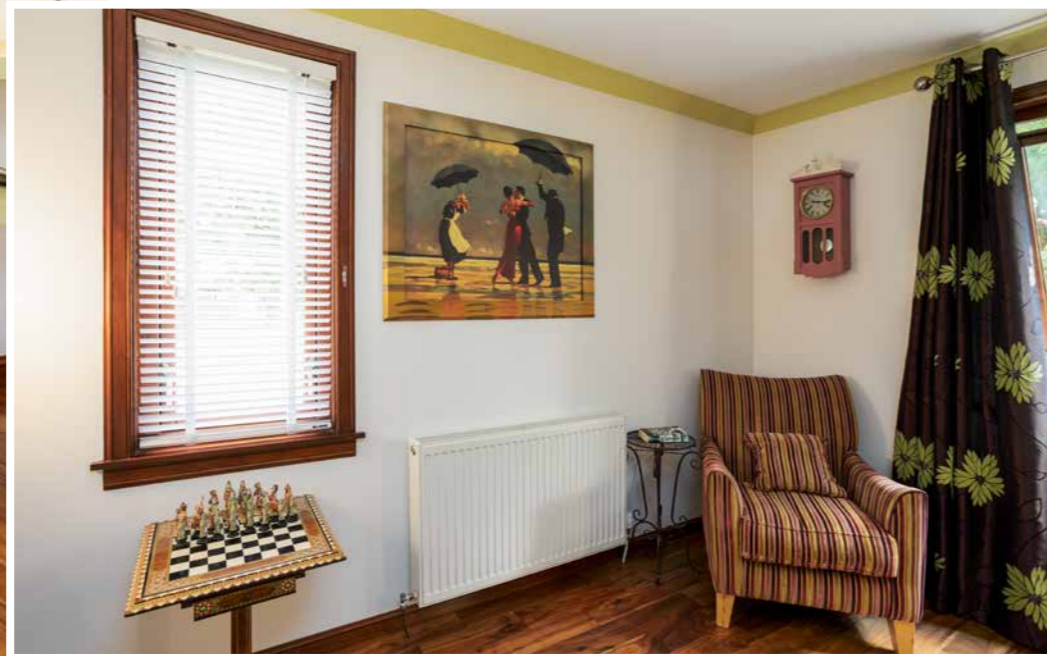
## ENTRANCE & DINING AREA

An excellent opportunity has arisen to acquire this unique four bedroom detached house, making for an ideal family home while being well located within the popular East Lothian village of Ormiston. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate decorative order. The ground floor consists of entrance vestibule, split level dining hallway with a feature staircase, spacious lounge with dual aspect windows and focal gas stove, cloak cupboard, cloakroom WC, bedroom 4/family room, kitchen/diner, utility room with stable door leading to outside and integral garage with automatic door.



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THE LOUNGE

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## KITCHEN, FAMILY ROOM/BEDROOM 4, UTILITY ROOM & WC

The open plan, partially tiled kitchen/diner benefits from a dishwasher, integrated 5 gas hob, double oven/grill, fridge, wine rack and under-unit lighting as well as a fully fitted, partially tiled utility room with a storage cupboard, internal access to the garage and access to the rear garden via a split stable door.

There is a dual aspect double bedroom, which is currently used as a family room and provides access to the rear garden. There is also a downstairs cloakroom WC.



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The first floor consists of a master bedroom with double built-in mirrored wardrobes, a Velux window and a three-piece, fully tiled en-suite shower-room including a corner shower cubicle, chrome heated towel rail, Velux window and extractor fan.

There are 2 further double bedrooms both with Velux windows and one with built-in wardrobes. The three-piece family bathroom benefits from a jacuzzi bathtub, a heated towel rail, linen cupboard and Velux window.



## BEDROOMS & BATHROOMS





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BUS LINKS

LOCAL AMENITIES

NEAR SCHOOLS

LOCAL LIBRARY

PLACES TO EAT

A1 ROAD LINKS

Approximate Dimensions (Taken from the widest point)	
Lounge	6.25m (20'6") x 3.40m (11'2")
Kitchen	3.90m (12'10") x 3.47m (11'5")
Family Room/Bedroom 4	3.70m (12'2") x 3.40m (11'2")
Dining Area	3.00m (9'10") x 2.30m (7'7")
Utility	3.77m (12'4") x 2.13m (7')
WC	1.60m (5'3") x 1.00m (3'3")
Bedroom 1	4.46m (14'8") x 3.68m (12'1")
En-suite	2.10m (6'11") x 1.00m (3'3")
Bedroom 2	5.10m (16'9") x 3.00m (9'10")
Bedroom 3	5.10m (16'9") x 3.04m (10')
Bathroom	2.10m (6'11") x 1.80m (5'11")
Gross internal floor area (m <sup>2</sup> ): 164m <sup>2</sup> EPC Rating: D	



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## THE EXTERIOR

This property also benefits from gas central heating, full double glazing and private gardens surrounding the property, including a vegetable patch, greenhouse and patio area to the side, a decked area and bin store to the rear as well as a double driveway to the front, leading to the large single garage with automatic door, allowing for secure off-street parking for up to two cars. Visitors can take full advantage of the unrestricted on-street parking.



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