



*A LARGE REAR GARDEN THAT HAS OPEN VIEWS
OVER THE SURROUNDING COUNTRYSIDE*



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Part exchange available!
McEwan Fraser is delighted to present this stunning three-bedroom detached house which is set back from Main Street in the picturesque East Lothian village of Ormiston.

The property boasts excellent internal proportions and a generous plot with off-street parking and a large rear garden that has open views over the surrounding countryside. Viewing is essential to fully appreciate the property and its position.





The internal accommodation is focused on a dramatic open-plan kitchen/living room which occupies the majority of the upper floor. The removal of the majority of the internal walls has created a beautiful, bright, and spacious room. The proportions on offer will give the new owner plenty of flexibility to create their ideal entertaining space. French doors open onto a small balcony that enjoys a beautiful panoramic view over the



open countryside to the rear. The kitchen overlooks the front of the property and includes a generous range of base and wall-mounted units that give excellent prep and storage space alongside a breakfast bar. There are a range of integrated appliances including an induction hob, oven, and microwave. Space is provided for a large American-style fridge freezer. The bathroom completes the accommodation on the first floor.







“...FRENCH DOORS OPEN ONTO
A SMALL BALCONY THAT ENJOYS
A BEAUTIFUL PANORAMIC VIEW
OVER THE OPEN COUNTRYSIDE TO
THE REAR..”.





Moving downstairs, a central hallway gives access to three double bedrooms and a shower room. Bedroom one has a bay window facing the front of the property and ample space for a full suite of bedroom furniture. Bedroom two is a generous double that overlooks the rear garden. Neutrally decorated, there is plenty of space for a large frame bed and a full range of free-standing bedroom furniture. Bedroom three is a further generous double overlooking the rear garden. The stylish shower room is fully tiled and finished with a white suite and a mains shower.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.





Bedroom 1





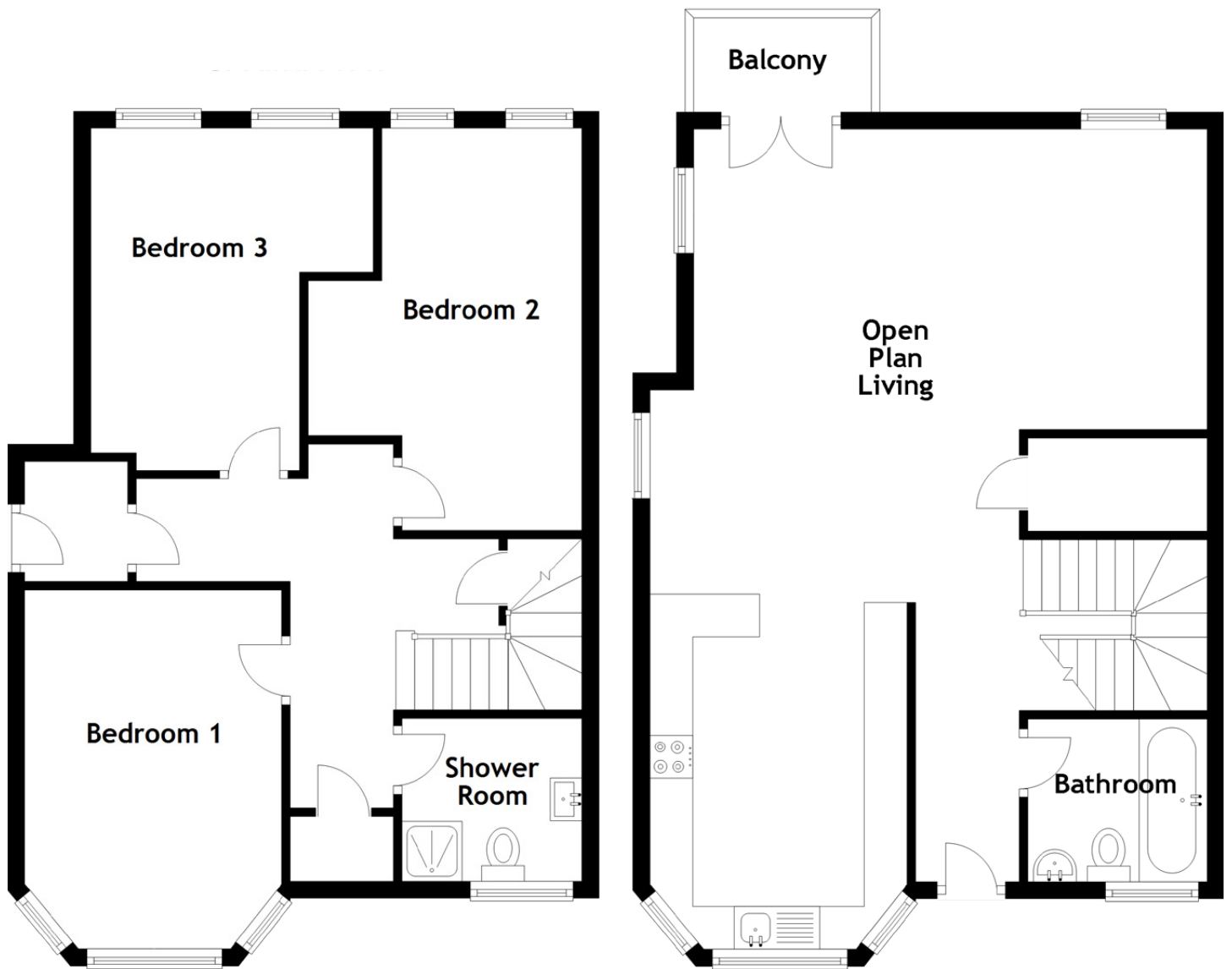
Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Open Plan Living	9.40m (30'10") x 6.00m (19'8")
Bedroom 1	4.20m (13'9") x 3.00m (9'10")
Bedroom 2	4.70m (15'5") x 3.20m (10'6")
Bedroom 3	4.00m (13'1") x 3.30m (10'10")
Bathroom	2.10m (6'10") x 1.90m (6'3")
Shower Room	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 114m²

EPC Rating: C



Externally, the property has a mono-blocked drive to the front and an extensive rear garden. The mature rear garden backs onto open countryside and is largely laid to lawn. There are defined bedding areas, a patio, a shed, and a lovely timber summerhouse that will be included with the sale.









The attractive village of Ormiston is set amidst the picturesque county of East Lothian, known for its rolling countryside and rugged, breathtaking coastline. The sought-after village offers local amenities including a shop, supermarket, medical centre, church, community centre, coffee shop, library and a bowling club.

Ormiston is well located for Tranent (4 miles away) and the market town of Haddington (8 miles away), both offering an excellent choice of shops, cafes, and restaurants. For educational facilities, there is a well-regarded primary school together with nursery in the village, which is usually followed by secondary education at Ross High School in nearby Tranent.

Ideal for families, the village boasts a number of lovely play parks, and for those who enjoy outdoor pursuits, East Lothian offers a variety of landscapes, from walking in the Lammermuir Hills to exploring the surrounding coastline. Ormiston is within easy commuting distance of Edinburgh (approximately 14 miles away) and is also served by a regular bus service into the capital via Tranent and Musselburgh.

The Location

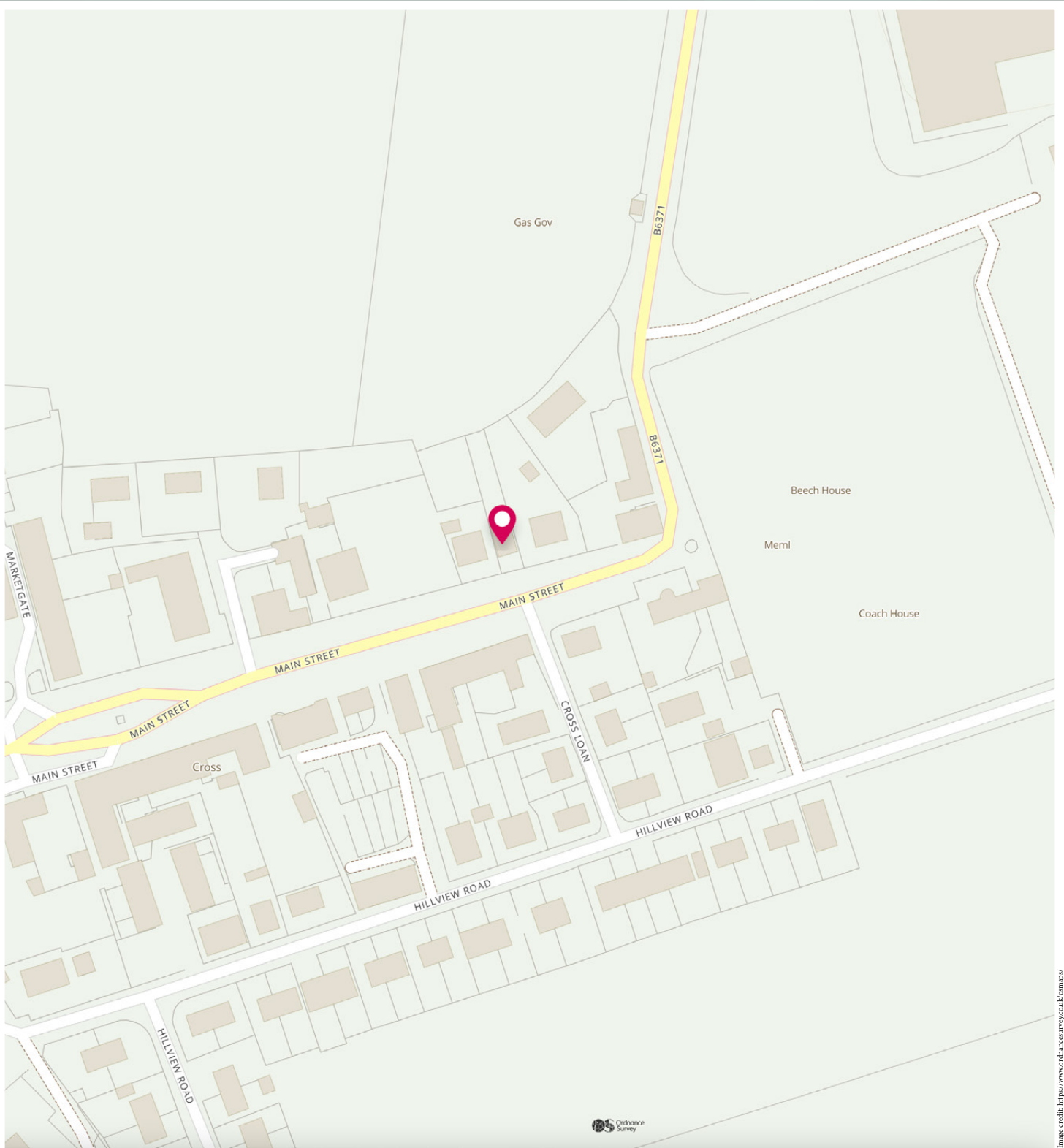


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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



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