

26 Juniper Avenue

ORMISTON, TRANENT, EAST LoTHIAN, EH35 5AD



Charming three-bedroom semi-detached family home in the town of Ormiston, East Lothian



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Mcewan Fraser Legal is delighted to present this charming three-bedroom semi-detached family home in the town of Ormiston, East Lothian.

THE LIVING ROOM



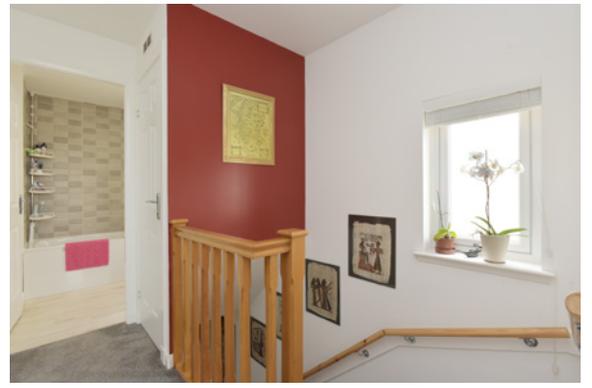
Internally the property comprises of a generously proportioned living room, which is flooded by natural light through elegant French doors, creating a seamless indoor-outdoor living experience.

THE KITCHEN



The front-facing kitchen is bright and spacious and finished to a high standard with integrated units, a freestanding cooker with double oven and induction hob, and excellent storage space. The property also benefits from a WC, which is situated on the ground floor.





Upstairs, you will find three well-appointed bedrooms; two featuring built-in wardrobes and the master boasting a three-piece en-suite shower room. There is also a separate three-piece bathroom on the first floor finished to a high standard.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

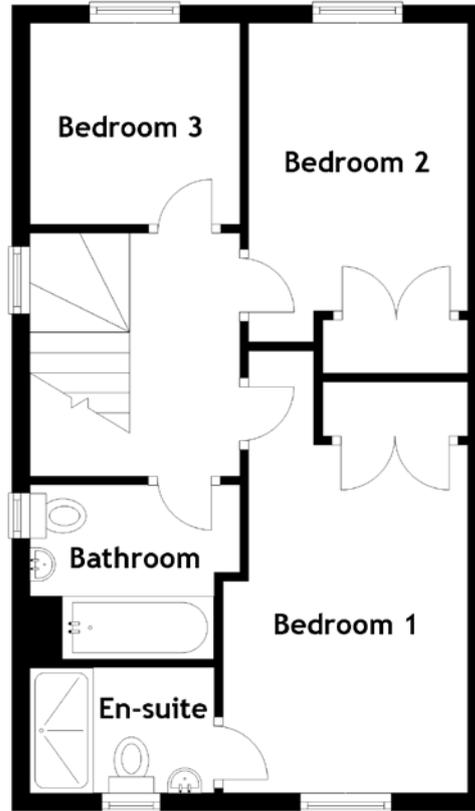
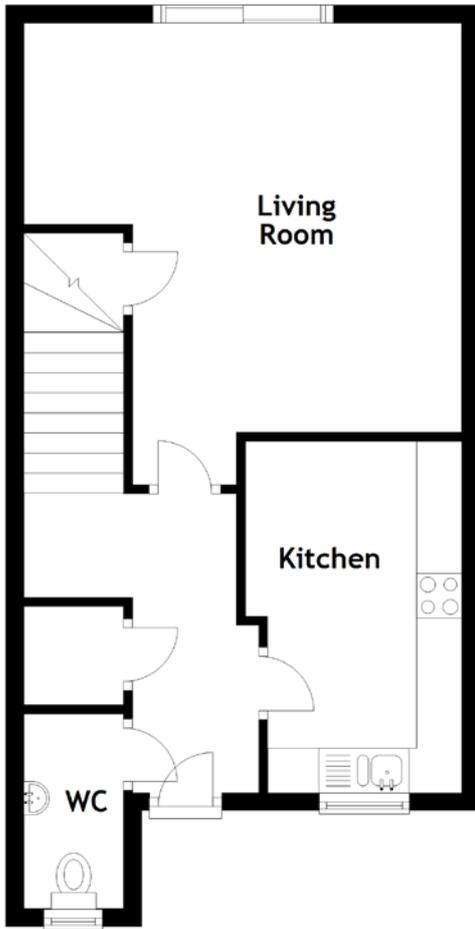


Outside, the expansive garden is complete with a versatile hut/workshop for hobbies or storage. The driveway accommodates two cars, while additional on-street parking for three vehicles ensures ample space for guests. This home merges functionality with comfort, making it an ideal setting for both relaxation and entertainment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



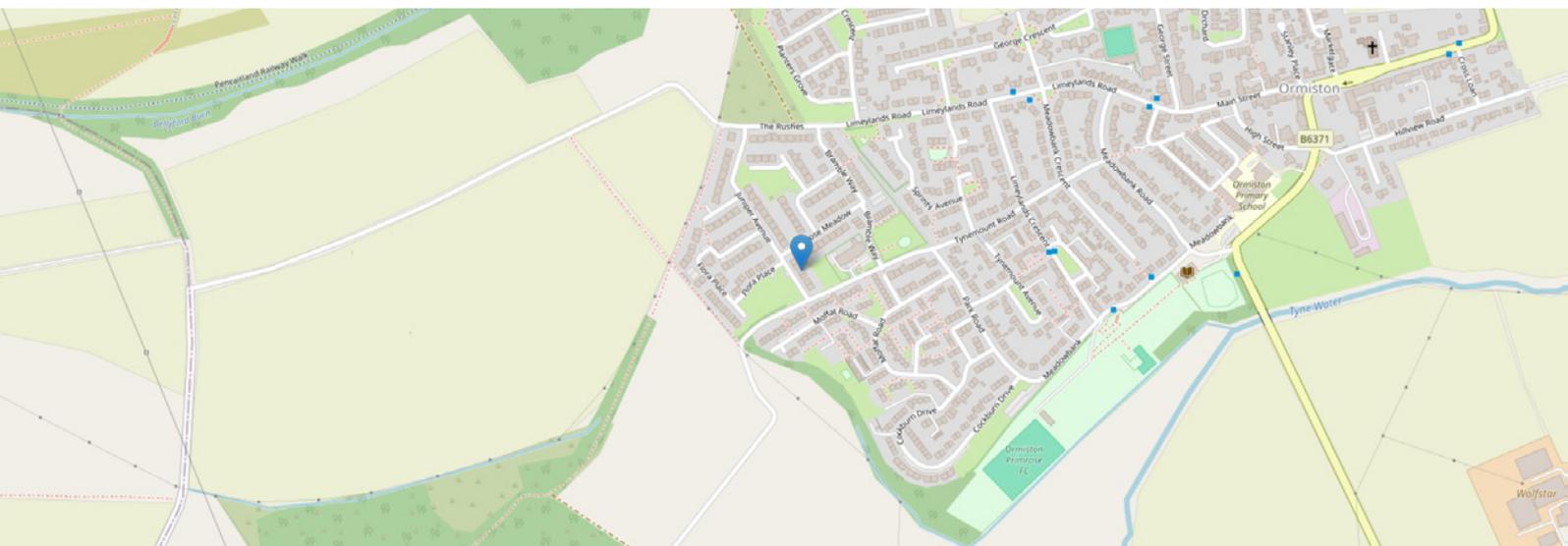
Approximate Dimensions
(Taken from the widest point)

Living Room	4.57m (15') x 3.65m (12')
Kitchen	3.93m (12'11") x 2.15m (7'1")
WC	2.17m (7'2") x 1.10m (3'7")
Bedroom 1	4.94m (16'2") x 2.71m (8'11")
En-suite	1.98m (6'6") x 1.40m (4'7")
Bedroom 2	3.56m (11'8") x 2.43m (8')

Bedroom 3	2.32m (7'7") x 2.25m (7'4")
Bathroom	2.19m (7'2") x 1.94m (6'4")

Gross internal floor area (m²): 85m²
EPC Rating: C

Extras: All fitted carpets are included. The living room and sewing room/smallest room lights are not included but will be replaced.



THE LOCATION

Ormiston, nestled in the picturesque landscape of East Lothian, is a village steeped in history. Ormiston holds the honour of being the first planned village in Scotland. Its location on the north bank of the River Tyne provides a serene setting for its rich heritage.

The village has a primary school and Ross High School in Tranent for secondary education. A medical centre and chemist are conveniently located just around the corner from the property. Within the village, there's also a church, a Post Office, a tea room, a shop, and a supermarket. Additionally, the village boasts a library, a community centre, a bowling club, and various play parks, along with a direct bus link to Edinburgh through Tranent and Musselburgh.

Edinburgh is roughly 14 miles away and Haddington is around 8 miles away.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.