



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**53 Limeylands Crescent**

ORMISTON, EAST LOTHIAN, EH35 5LE



# Ormiston



---

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 and a Co-Op supermarket which will provide for most monthly requirements. However, nearby the towns of Tranent and Musselburgh provide a greater range of local amenities and these can be reached by car in a matter of only a few minutes.

Local schooling can be found within walking distance, together with a library, a nearby park and bowling green as well as recently renovated football pitches and popular adventure park which provides outdoor pursuits.

There is also a good bus service within the village which will take you into Edinburgh city centre or alternatively to other parts of East Lothian.

---



## 53 Limeylands Crescent

An excellent opportunity has arisen to acquire this desirable two bedrooms end-terraced house, well located within the popular East Lothian village of Ormiston, within a short walk of excellent park amenities. This property makes for an ideal family home having been recently freshly decorated, with ample scope for the addition of both an attic conversion and opportunity to extend to the gable end – subject to the necessary planning permission.

Internally this accommodation is in good decorative order, while briefly consisting of the ground floor with entrance hallway which leads into the stairway to the first floor, with storage space underneath the stairs and access to the contemporary kitchen. The kitchen includes an integrated induction hob and electric oven, free-standing fridge/freezer and washing machine, and a clean contemporary finish to the worktops and cupboards. Adjacent is the dining room and rear garden aspect. A sliding door leads to the family lounge and benefits from a feature real fire with back burner and surrounds, that provides ample heating for the entire house.

First Floor: To the top of landing is the family

bathroom, storage and access to the attic space (which is extensively floored). The master bedroom is next and has ample space for a good sized double bed, free-standing furnishings and a built-in storage cupboard. The second bedroom also has a built-in cupboard and ample space for furnishings. The bathroom is a white three-piece, partially tiled and has an electric shower above the bath. Completing the first floor is a box room, suitable as a study or for further storage, but also offers an ideal opportunity to carry the staircase into the loft space, should one be inclined to convert the attic.

The property boasts a generous garden, with welcoming front garden, large side garden with gated entry largely laid to lawn and enclosed by mature hedgerow, and lastly a private back garden with a sunny west facing rear garden, patio area and garden shed. The property also benefits from full double glazing.

There is also a stone chipped driveway for off-street parking and more than adequate unrestricted on-street parking to accommodate for residents and visitors alike.

Viewing of this property is highly recommended.

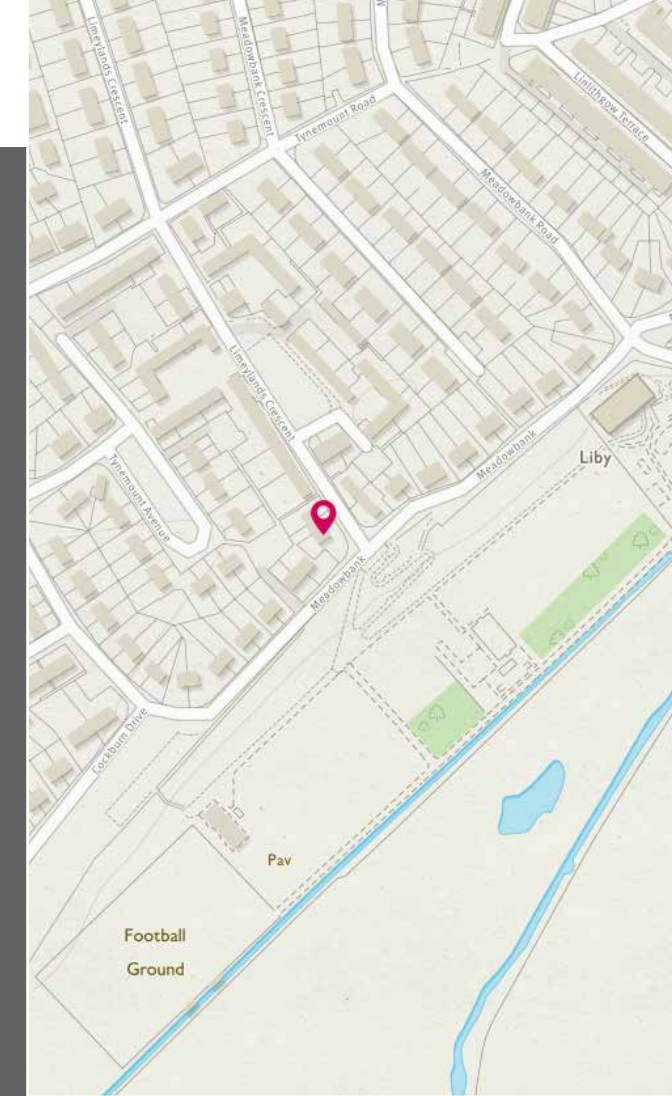


**Approximate Dimensions (Taken from the widest point)**

Living Room	4.54m (14'11") x 3.43m (11'3")
Dining Room	2.54m (8'4") x 2.45m (8')
Kitchen	3.14m (10'4") x 2.80m (9'2")
Bedroom 1	3.49m (11'5") x 2.82m (9'3")
Bedroom 2	3.42m (11'3") x 3.27m (10'9")
Bathroom	2.05m (6'9") x 1.90m (6'3")

**Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup> | EPC Rating: D**

**Extras (Included in the sale):** Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Other items by negotiation.






**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

**Part  
Exchange  
Available**

**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.



Text and description  
**DEREK WEBSTER**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer