

96 Cockburn Drive

ORMISTON, EAST LoTHIAN, EH35 5LA



SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE IN THE ORMISTON AREA OF EAST LoTHIAN



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McEwan Fraser Legal is delighted to present this generously proportioned three-bedroom semi-detached house in Ormiston, East Lothian. It is worth noting that this property requires modernisation and a general upgrade but offers an excellent opportunity to create a welcoming family home.

Inside, the property comprises a spacious living area which overlooks the rear garden and offers various possibilities for furniture arrangements. There is a well-proportioned kitchen/dining room with access to the private rear garden.

There are three double bedrooms in the home, two upstairs and one on the ground floor. The house has one main family bathroom on the ground floor.

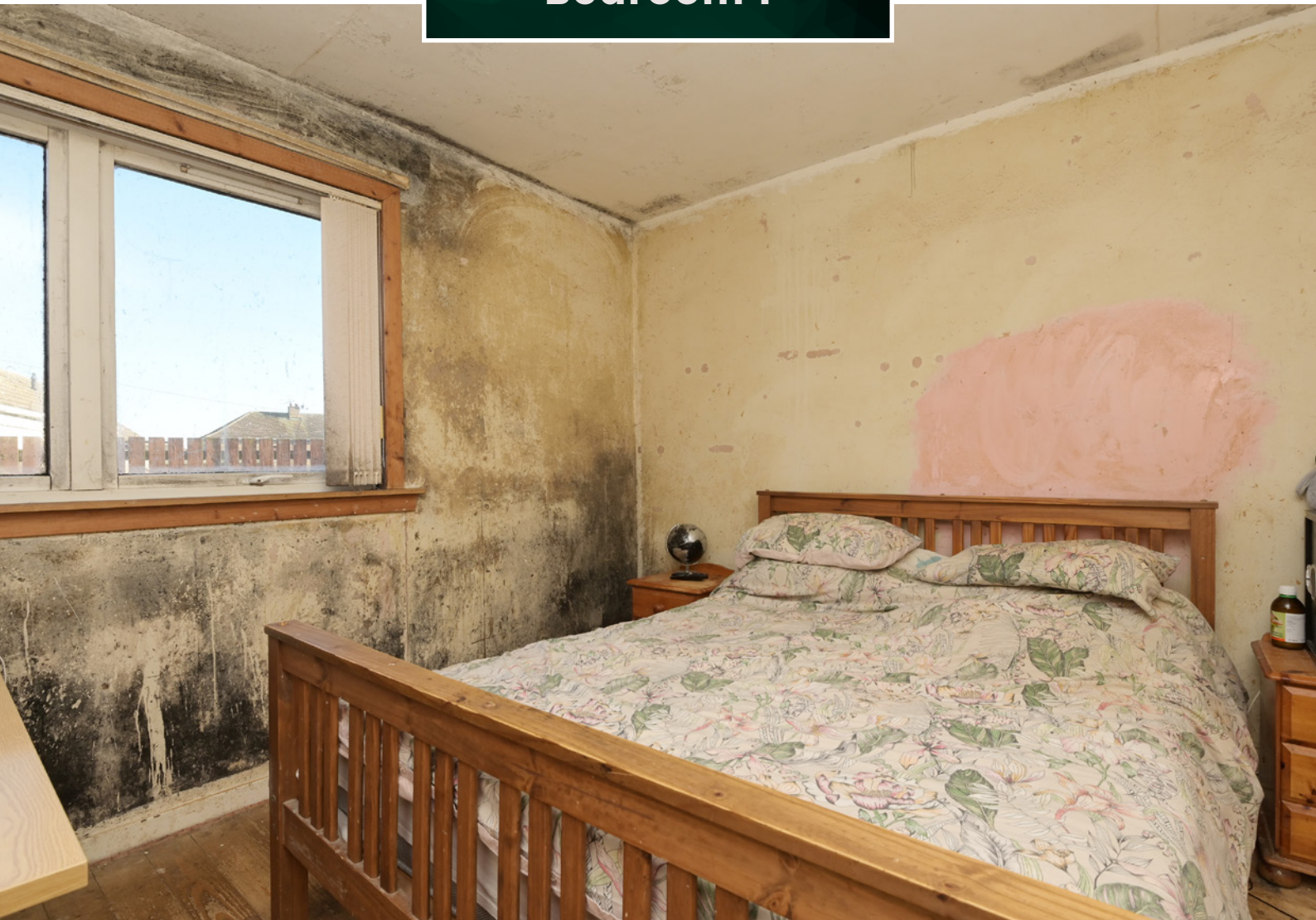
In addition to this, the property includes excellent storage in the box room, free on-street parking, private front and rear gardens however, would benefit from modernisation throughout.







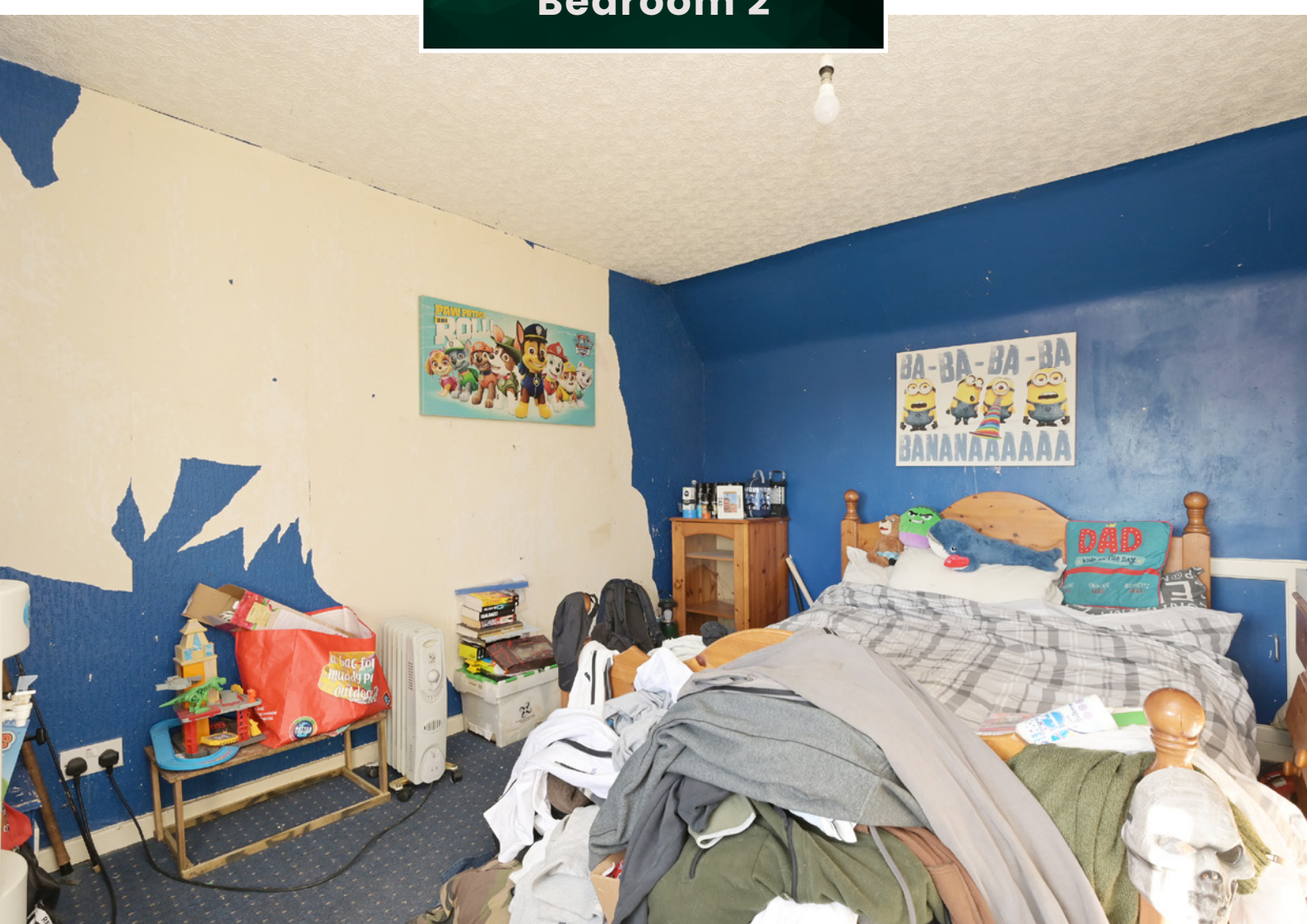
Bedroom 1







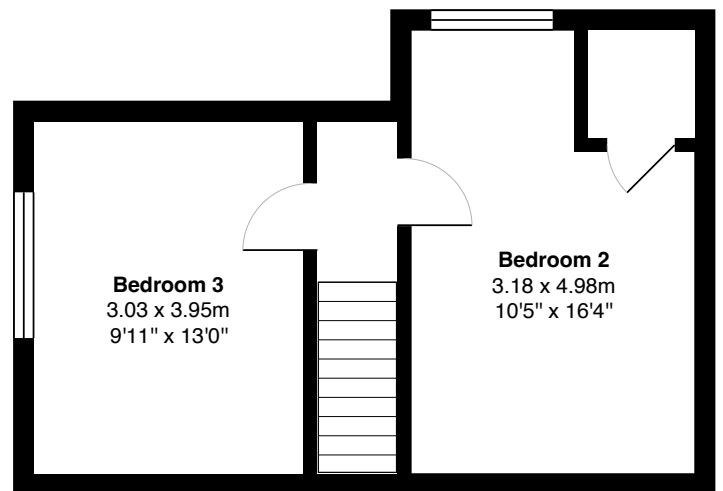
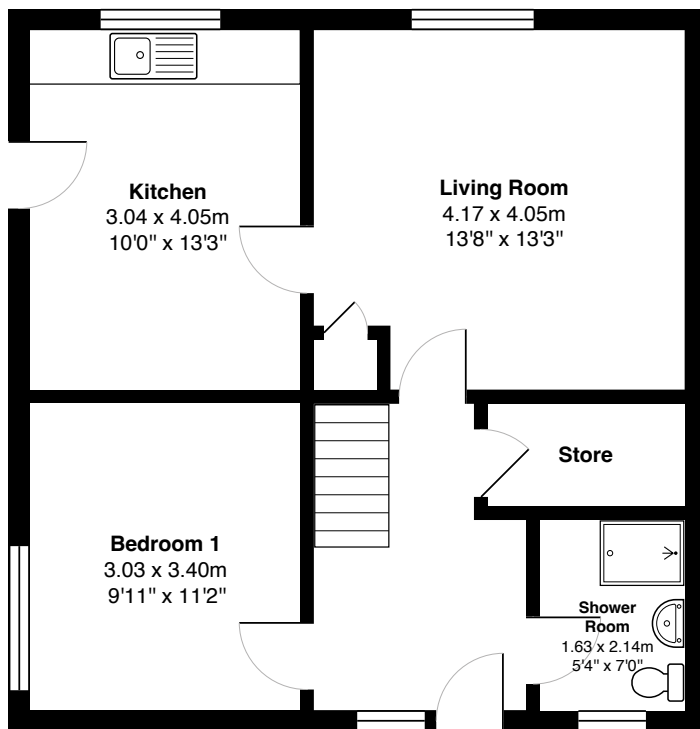
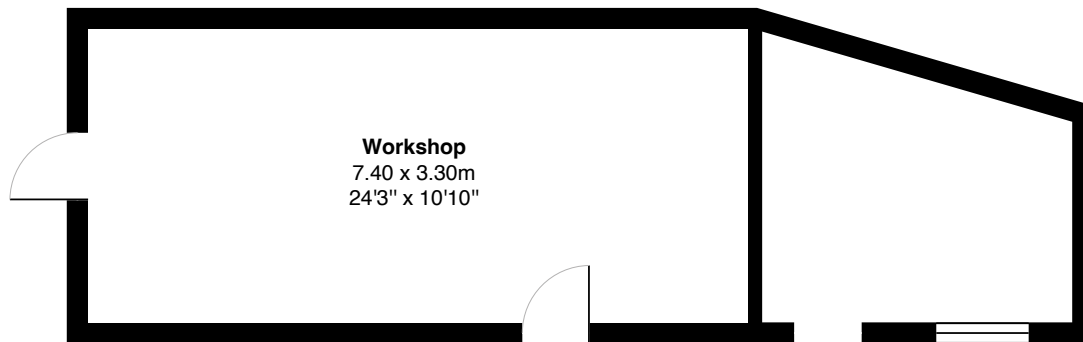
Bedroom 2





Bedroom 3





Gross internal floor area (m²): 89m²

EPC Rating: D

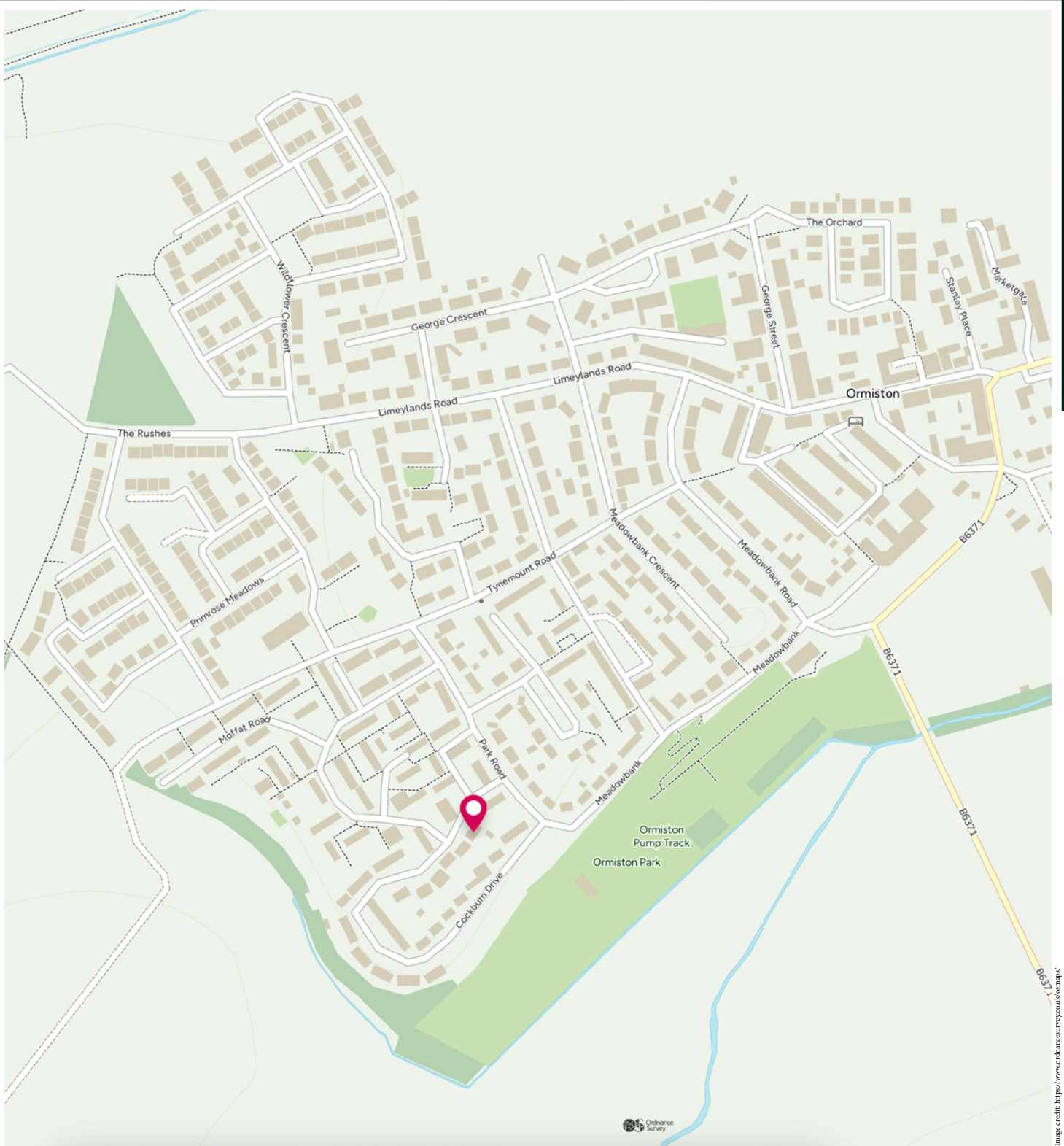




Ormiston is a picturesque former mining village lying to the east of Edinburgh. Within the village there is the usual daily requirements including banking, postal services and a co-op supermarket which will provide for most monthly requirements however, nearby the towns of Tranent and Musselburgh provide a greater range of local amenities and these can be reached by car in a matter of minutes.

Local schooling can be found within walking distance together with a library. A nearby park and bowling green provide outdoor pursuits. There is also a good bus service within the village which will take you in to Edinburgh city centre or alternatively to other parts of East Lothian.

The Location



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