

# 18 Juniper Avenue

ORMISTON, TRANENT, EH35 5AD



*Walk-in condition three-bed home, with  
spacious layout and double driveway*



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McEwan Fraser Legal is delighted to present, in walk-in condition, Juniper Avenue. Tucked within a desirable modern development, this striking detached home offers the perfect blend of style, comfort and practicality for today's family lifestyle. With its fresh décor, generous proportions and thoughtful layout, it is as well suited to everyday living as it is to entertaining.

# THE LIVING ROOM



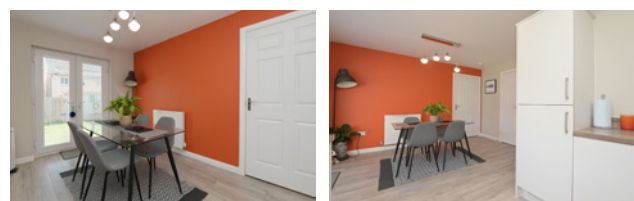
The front door opens into a welcoming hallway, giving an immediate sense of light and space. From here, the lounge sits to the front, beautifully presented in soft neutral tones with a large picture window filling the room with natural daylight. This inviting space is ideal for both relaxed evenings and family gatherings, with ample room for a variety of furnishings.

# THE KITCHEN/DINER



From the lounge, the accommodation flows seamlessly to the rear, where the dining kitchen forms the true hub of the home. Contemporary in design, it features a stylish range of cabinets paired with quality worktops and integrated appliances, providing an attractive yet highly functional setting. The dining area offers an inviting spot for everyday meals and entertaining alike, with French doors opening directly to the garden, creating a natural extension of the living space during the warmer months.

Practicality is not overlooked, with a separate utility room providing additional storage and laundry facilities, keeping the kitchen free for its intended purpose. Completing the ground floor is a modern WC, finished with clean lines and contemporary fittings.





# THE UTILITY & WC





Upstairs continues to deliver with four well-proportioned bedrooms. The principal suite is a particular highlight, offering a peaceful retreat complete with fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are all generous doubles, each with fitted storage to maximise floor space and flexibility, making them ideal for children, guests, or home working. A well-appointed family bathroom with a three-piece suite and over-bath shower completes the accommodation on this level.

## THE BATHROOM



# BEDROOM 1



offering a peaceful retreat complete with fitted wardrobes and a stylish en-suite shower room





# BEDROOM 2



# BEDROOM 3





Externally, the property benefits from superb kerb appeal with a monoblock double driveway leading to the integral garage. To the rear, the large enclosed garden is laid mainly to lawn, offering plenty of space for children to play or for those who enjoy outdoor entertaining, with scope to add further seating areas or planting if desired.

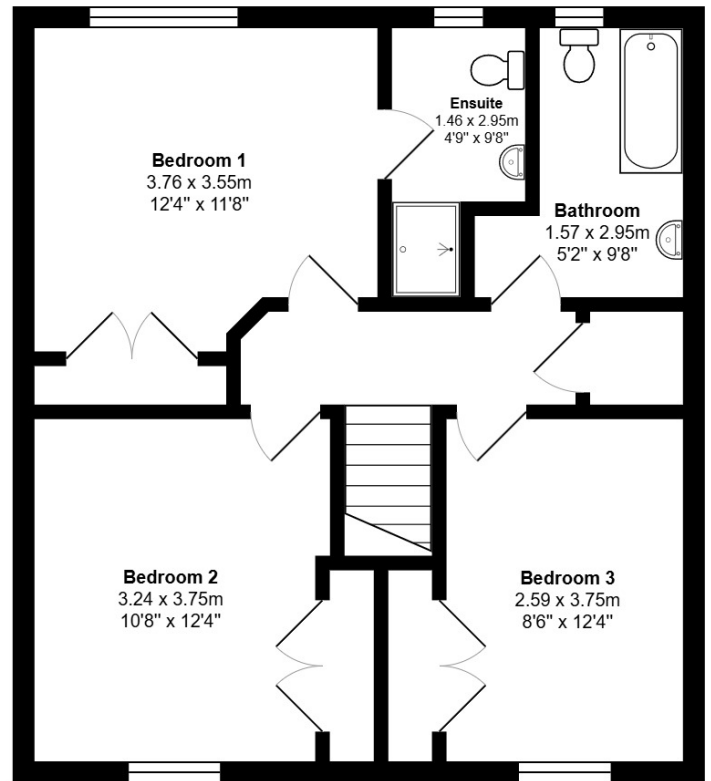
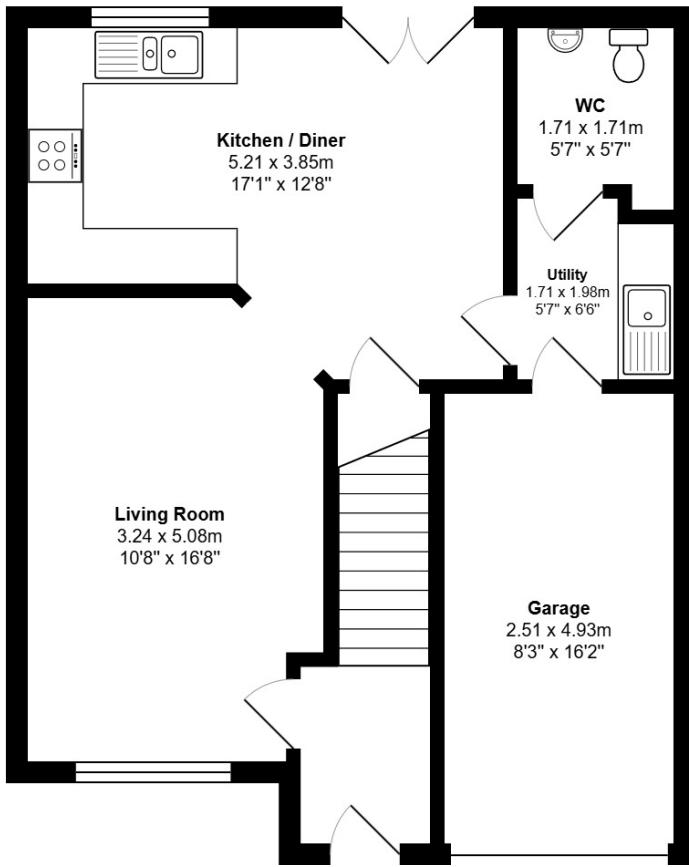
Early viewing is recommended.

# EXTERNALS



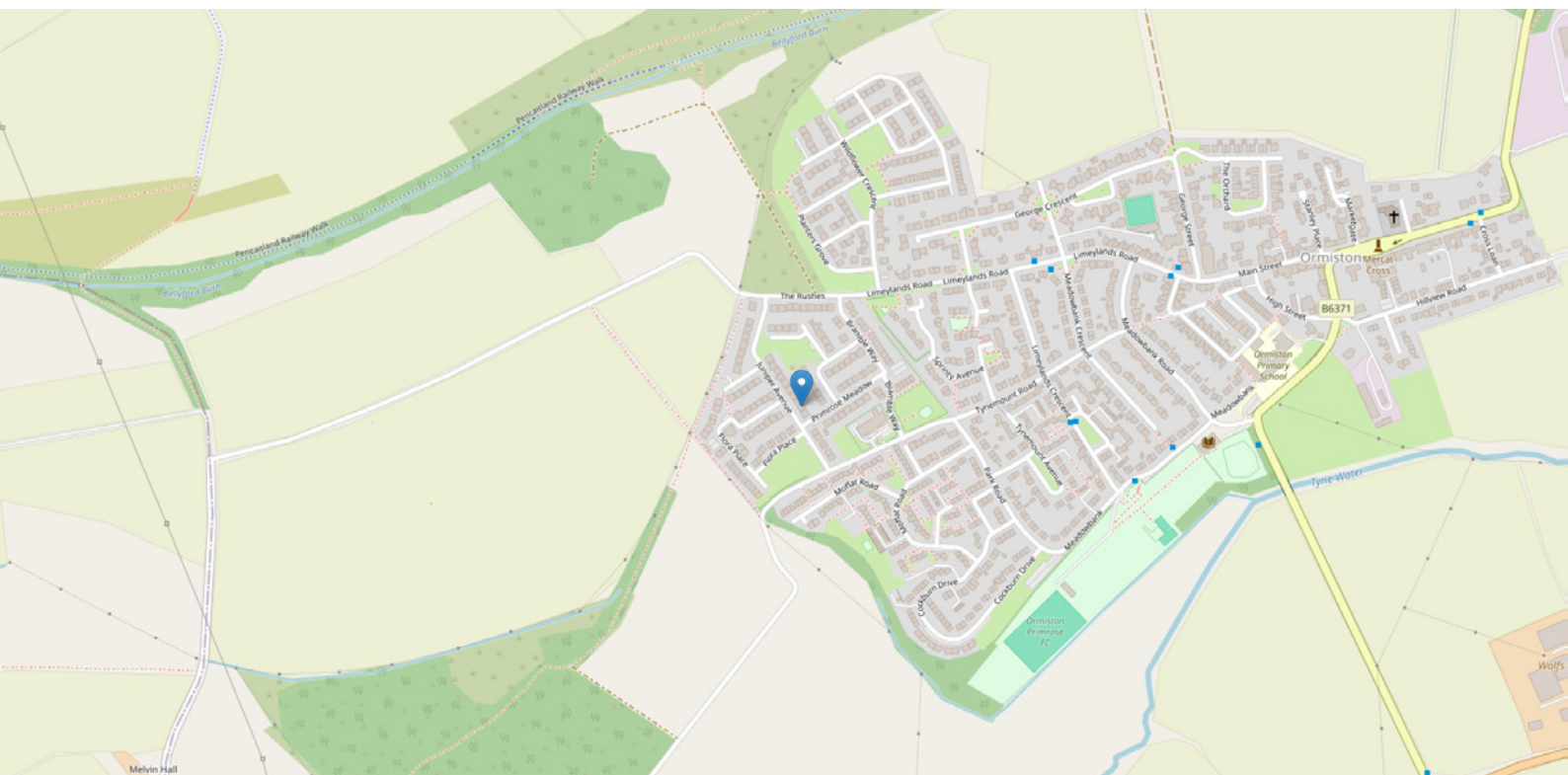


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup> | EPC Rating: B





# THE LOCATION

Part of a popular modern development in the vibrant East Lothian town of Tranent, the area is particularly favoured by families and commuters alike thanks to its excellent blend of local amenities, schooling and transport connections. Tranent's bustling High Street is within easy reach, offering an array of independent shops, cafés, pubs and restaurants, alongside larger supermarkets for everyday convenience.







Schooling is well provided for at both primary and secondary levels, and the town also benefits from a leisure centre, swimming pool and a choice of sports clubs, ensuring plenty of opportunities for recreation. For those who enjoy the outdoors, the surrounding East Lothian countryside and coastline offer a wealth of walking and cycling routes, with sandy beaches just a short drive away.

Commuters are exceptionally well served, with swift access onto the A1 placing Edinburgh City Centre within around 20 minutes by car. Regular bus services also operate throughout the town and surrounding areas, while nearby rail links at Prestonpans and Wallyford offer further convenience. Edinburgh Airport is easily accessible, making onward travel straightforward.

This combination of a thriving local community, excellent schooling, leisure facilities and direct connections to Edinburgh and beyond makes Juniper Avenue a particularly attractive setting for modern family living.



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