



lindsays

13 Marketgate,
Ormiston, Tranent, East Lothian, EH35 5LS

"A stylish modern linked villa with garage and secluded garden quietly situated minutes from all the village has to offer"

- Entrance vestibule
- Hall
- WC
- Lovely spacious sitting/dining room with wood burner
- Large sunroom offering further flexible living space
- Smart white kitchen with integrated appliances
- Three double bedrooms with built-in storage
- Contemporary wet shower room
- Gas central heating
- Double glazing

EPC Rating D

OFFERS OVER £270,000



Description

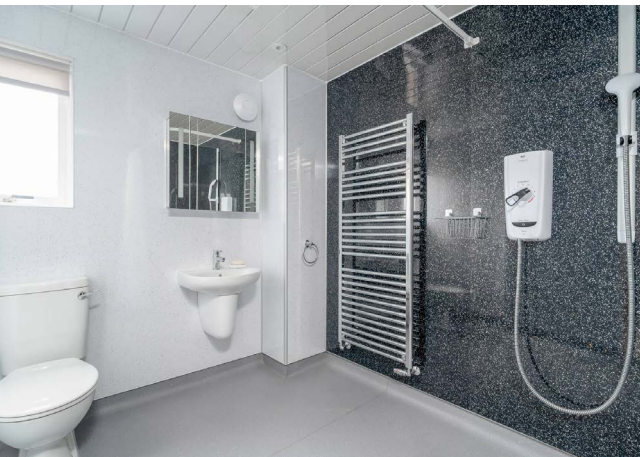
Enviably located within a small cul-de-sac just off the Main Street, this excellent linked (by garage) villa offers ideal family accommodation extending to around 1156 square feet. The spacious sitting/dining room has plenty of space for family and friends and a wood burning stove provides a warm and welcoming focal point. Glazed doors lead through to the additional living space offered by the sunroom, which in turn gives access to the garden. The contemporary kitchen which also gives access to the rear garden is both stylish and practical and comes complete with integrated appliances. There is also a ground floor WC and the entrance vestibule is a handy space for coats and shoes. Upstairs, there are three generous bedrooms all with built in storage and a large wet shower room. A single drive leads to the garage and to the rear of the house the fully enclosed rear garden is the perfect space to enjoy long summer evenings.

Area

Ormiston is a delightful historic village situated in the heart of East Lothian, just 14 miles south east of Edinburgh and 3 from Tranent. Surrounded by rolling countryside, the village has a charm and character of its own and offers a pace of life rarely available, whilst remaining within easy reach of the city, as well as many of East Lothian's popular town and villages either via the A1 or by rail from nearby Prestonpans, Wallyford and Musselburgh. The village itself has a primary school, a supermarket, a post office, a library and a medical practice. There is also a local pub/restaurant and a takeaway restaurant. The outdoors enthusiast will be spoilt for choice with stunning countryside, golf courses and beaches all nearby and the village hall plays host to activities for children and adults all

Viewing

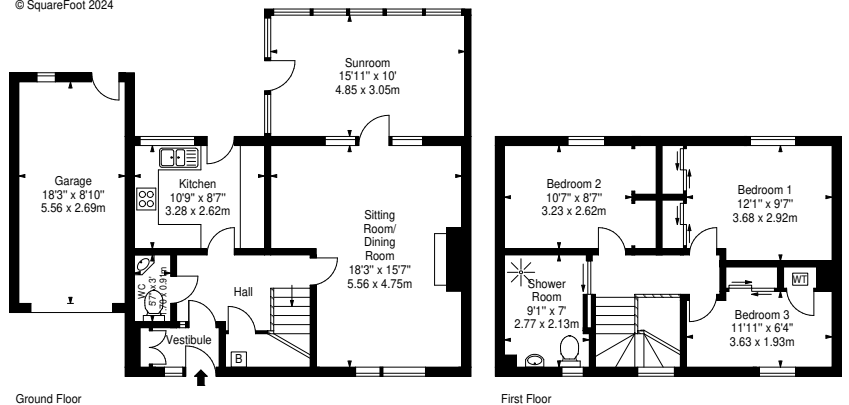
By appointment contact Lindsay's



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Approx. Gross Internal Area
1156 Sq Ft - 107.39 Sq M
Garage
Approx. Gross Internal Area
160 Sq Ft - 14.86 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.