



3 Viewpark Cottages, Ormiston, East Lothian, EH35 5JB

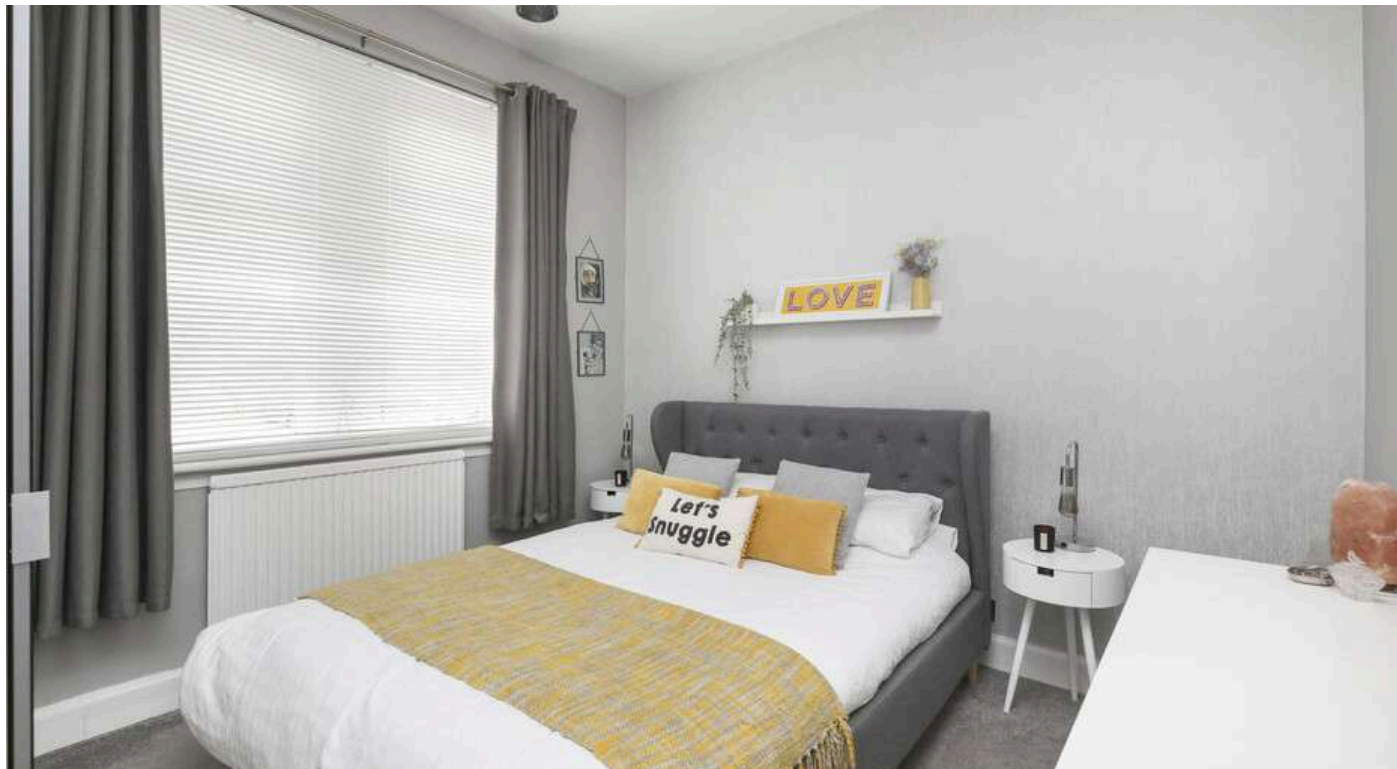
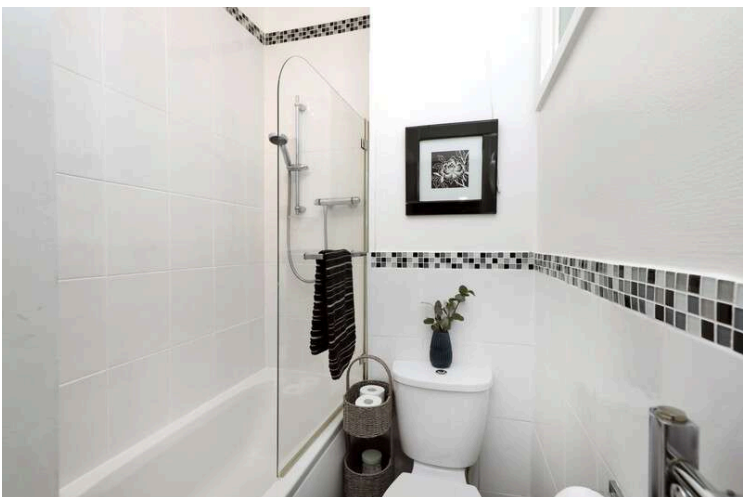
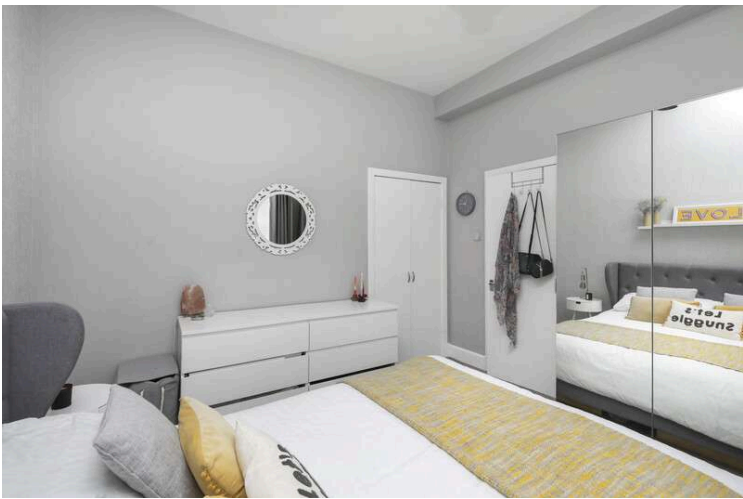
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Rarely available and terrific value in today's market. McDougall McQueen are delighted to present to the market this rarely available bright and spacious two-bedroom mid terraced cottage. Situated in a much sought-after location, close to all amenities and presented to the market in good clean condition throughout. This is a superb opportunity to purchase a property with ground floor living, ideal for first-time buyers, professional couples and even those looking to downsize to a property all on one level. There are garden grounds to the front and rear, with parking and a detached wooden garage to the rear. The property is ideally placed for all amenities in Ormiston and would provide easy access for the commute to Edinburgh, the A1, A68 and Scotland's Road Network. Early viewing is highly recommended to avoid disappointment.

- Entrance vestibule
- Hallway with store cupboard and loft access
- Spacious living and dining room with twin windows to the rear and store cupboard, fireplace with feature dual fuel log burning stove
- Lovely, fitted kitchen with window and door to the rear, a range of base and wall units in gloss white with black worktops, gas cooker, extractor and remaining free-standing white goods
- Family bathroom with three-piece white suite featuring a shower

- over the bath, wc, sink, and towel radiator
- Bedroom one with front facing window, built-in wardrobes and storage
- Bedroom two with front facing window and built-in wardrobes
- Gas central heating and double glazing
- Parking and wooden garage to the rear via right of access with ample additional on-street parking
- Private garden grounds to the front and rear



## Location

The picturesque village of Ormiston is set within the beautiful East Lothian countryside and has an excellent nursery and primary school, a doctor's surgery and a selection of shops catering for everyday requirements. Further schooling and shopping facilities are available at nearby Tranent and there is a wide choice of restaurants in the surrounding area. The village is within commuting distance of Edinburgh with excellent road connections and the A68, City Bypass and the A1 just a short drive away.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, gas cooker, and extractor. No warranty applies to any free-standing white goods, integrated appliances or any other movable goods included in the sale. Other items including white goods are available subject to offer and negotiation

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

