



GARDEN STIRLING BURNET

14 PARK ROAD, ORMISTON
TRANENT, EAST LoTHIAN, EH35 5JS





Benefiting from a sizeable south-facing garden and unrestricted on-street parking, this two-bedroom semi-detached house will appeal to professionals and young families seeking a relaxed village lifestyle, close to amenities in neighbouring towns and within easy commuting distance of the capital. The exceptionally bright and airy interiors also boast a generous living space, a kitchen, and a bathroom, all with a favourable south-facing position.

Nestled behind neat hedgerows and mature planting, the house is approached via a gated path and, on opening the front door, you step into a hall housing useful storage that flows into the welcoming reception room. Extending the full depth of the house with a sunny dual-aspect outlook, the neutrally-presented reception room promises ample flexible space for both comfortable seating and dining furniture. A living-flame fire with an elegant surround creates an inviting focal point. Conveniently accessed from the reception room is an equally sunny kitchen opening onto the gardens. The modern beech-toned kitchen offers plentiful cabinet storage and workspace, integrated with an electric oven and hob. A tall fridge freezer and under-counter space for further appliances are also provided.

FEATURES

- Popular village location
- Inviting south-facing interiors
- Traditional semi-detached house
- Entrance hall with storage
- Bright and spacious living/dining room
- Modern kitchen with reception room and garden access
- Two double bedrooms (one with storage)
- Bright three-piece bathroom
- Generous enclosed gardens, south-facing to the rear
- Unrestricted on-street parking
- Gas central heating and double glazing





Upstairs, a naturally-lit landing leads to two good-sized double bedrooms benefiting from built-in storage and tranquil pastel decor. The first floor is completed by a bright, tastefully tiled bathroom equipped with a WC suite and a bath with a shower tap attachment. Finally, gas central heating and double glazing ensure the property is warm and welcoming.

Externally, the house is hugged by fully enclosed gardens, with the rear garden being of a remarkable size and south-facing. These generous outdoor areas have been landscaped with mature shrub planting and hedge borders. Handy unrestricted parking can be found at the front of the property.

Extras: The property is sold as seen and no warranties shall be given to the working order of any of the appliances.







Ormiston

The attractive village of Ormiston is set amidst the picturesque county of East Lothian, known for its rolling countryside and rugged, breathtaking coastline. The sought-after village offers local amenities including a shop, supermarket, medical centre, church, community centre, coffee shop, library and a bowling club. Ormiston is well located for Tranent (4 miles away) and the market town of Haddington (8 miles away), both offering an excellent choice of shops, cafes, and restaurants. For educational facilities, there is a well-regarded primary school together with a nursery in the village, which is followed by secondary education at Ross High School in nearby Tranent. Ideal for families, the village boasts a number of lovely play parks, and for those who enjoy outdoor pursuits, East Lothian offers a variety of landscapes, from walking in the Lammermuir hills to exploring the surrounding coastline. Ormiston is within easy commuting distance of Edinburgh (approximately 14 miles away) and is also served by a regular bus service into the capital via Tranent and Musselburgh.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

espc

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 32.8 sq. metres (353.1 sq. feet)

First Floor
Approx. 32.8 sq. metres (353.1 sq. feet)

