

# 28 George Crescent Ormiston, EH35 5JD

OFFERS OVER £295,000



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- Impressive semi detached bungalow presented in excellent condition
- Livingroom, Modern fitted kitchen with appliances
- 4 bedrooms
- Stylish family bathroom
- Generous gardens to front, side and rear plus driveway
- Gas central heating and double glazing
- Short walk to primary school and other local amenities
- EPC band D, Council tax band C

### Description

This is a spacious and well presented semi detached bungalow (97m sq) located on a large corner plot with a pleasant open outlook across farmland to the rear. In true "move in" condition it offers a highly versatile layout which is perfect for modern family life. It comprises an entrance vestibule, hall with storage cupboard containing the gas boiler, front facing livingroom with modern electric fire and recessed display alcove, modern fitted kitchen with appliances, four generous bedrooms, one with storage cupboards and finally, a stylish, modern part panelled family bathroom with three piece white suite including a shower and screen over the bath. There is a large attic with Ramsay ladder which offers excellent potential for conversion subject to planning consent and approval.





### Location

The attractive village of Ormiston is set amidst the picturesque county of East Lothian, known for its rolling countryside and rugged, breathtaking coastline. The 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.

### Gardens and parking

The sizeable and well maintained garden to front, side and rear is fully enclosed with lawn, pebbled areas, rose garden to front, brick built storage outhouse and wooden shed. There is a gated and pebbled driveway to the side of the property.

### Extras

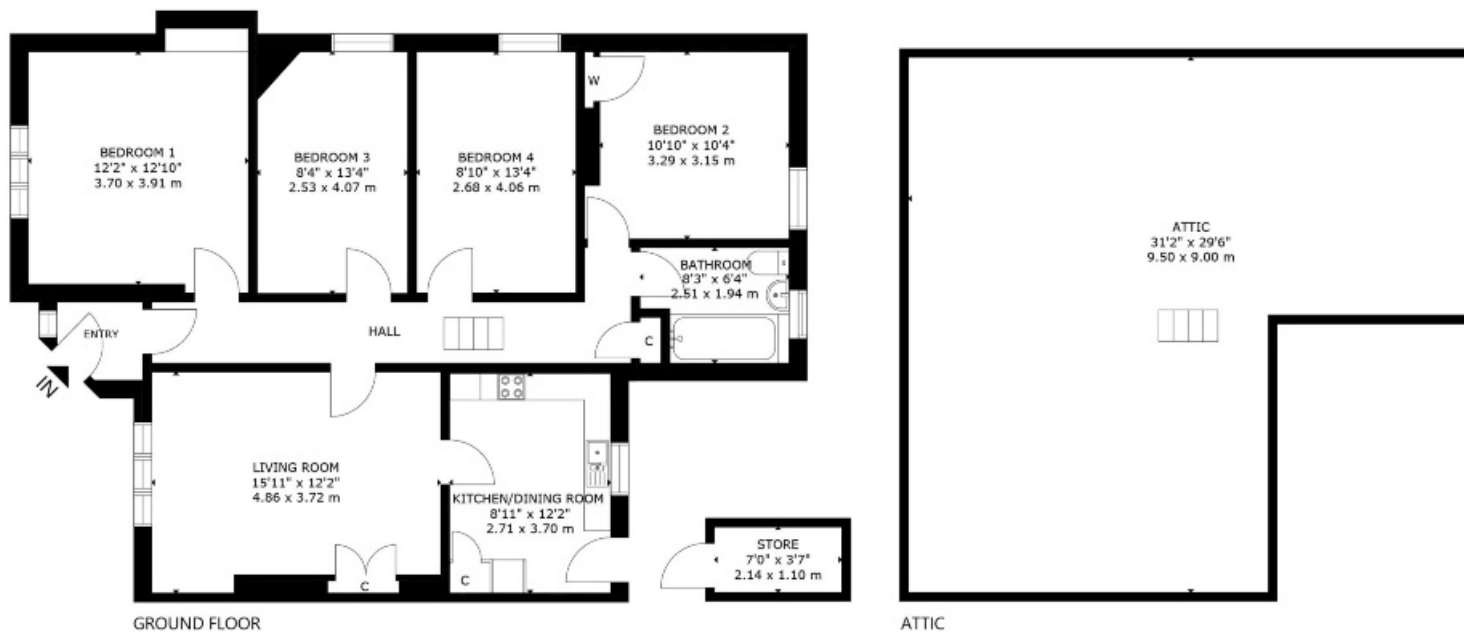
All of the fitted floor coverings, blinds, integrated electric hob, oven, grill, cooker hood, automatic washing machine, fridge/freezer and wooden shed are included within the sale price.

### Home Report

The property has been valued at £300,000 and the Home Report is available via the ESPC listing.

### Viewing

By appointment telephone 0131 665 3131



28 GEORGE CRESCENT, ORMISTON, EH35 5JD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 1,046 SQ FT / 97 SQ M  
 ATTIC 747 SQ FT / 69 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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