

COULTERS ©

BEECH HOUSE STABLES MAIN STREET

ORMISTON, EH35 5HT

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within the heart of the picturesque East Lothian town of Ormiston, this well proportioned period three bedroom cottage provides an appealing layout with quality fixtures and fittings.

The property is presented in excellent condition throughout with a blend of period and contemporary finishes.

There is a large double garage and ample driveway parking, the charming enclosed sheltered mature garden adds to the appeal of this delightful home.

KEY FEATURES



Charming and stylish period cottage



Delightful enclosed sheltered garden



Set in the heart of a popular village



EPC Rating - E



Three double bedrooms



Driveway parking and double garage



Walking distance of amenities & primary school



Council Tax Band - F



The accommodation, which benefits from light decoration throughout, comprises; a welcoming entrance hallway, spacious sitting room with fireplace providing an attractive focal point; open plan into the well planned kitchen/dining room with an excellent selection of fitted units and flooded with light from a large Velux window with ample room for dining; useful shelved cupboard with space for tumble dryer; three double bedrooms; modern shower room and contemporary bathroom with separate shower.

The property benefits from gas central heating and partial double glazing.





THE LOCAL AREA

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, bowling club, and a pump track / skatepark facility. 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.



EXTRAS

All blinds, curtains, light fittings, and integrated appliances are included in the sale price. Some of the freestanding white goods may be available by separate negotiation.

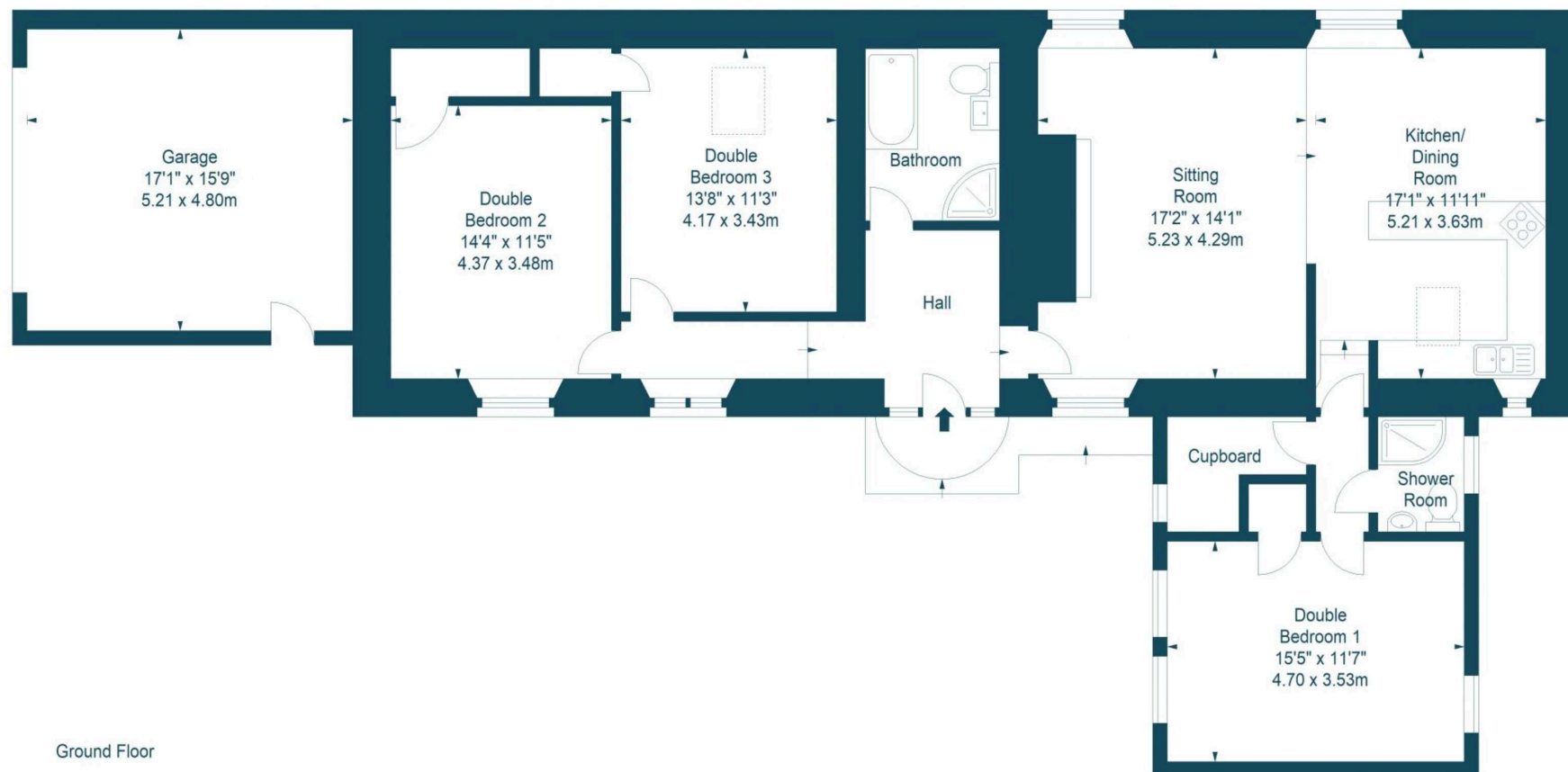
HOME REPORT VALUATION: £410,000



Beech House Stables, EH35 5HT



Approx. Gross Internal Area
1663 Sq Ft - 154.49 Sq M
(Including Garage)
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.