



## 9 STRAWBERRY PUNNET

Ormiston, East Lothian, EH35 5AH



1

Public Room



4

Bedrooms



2

Bathrooms

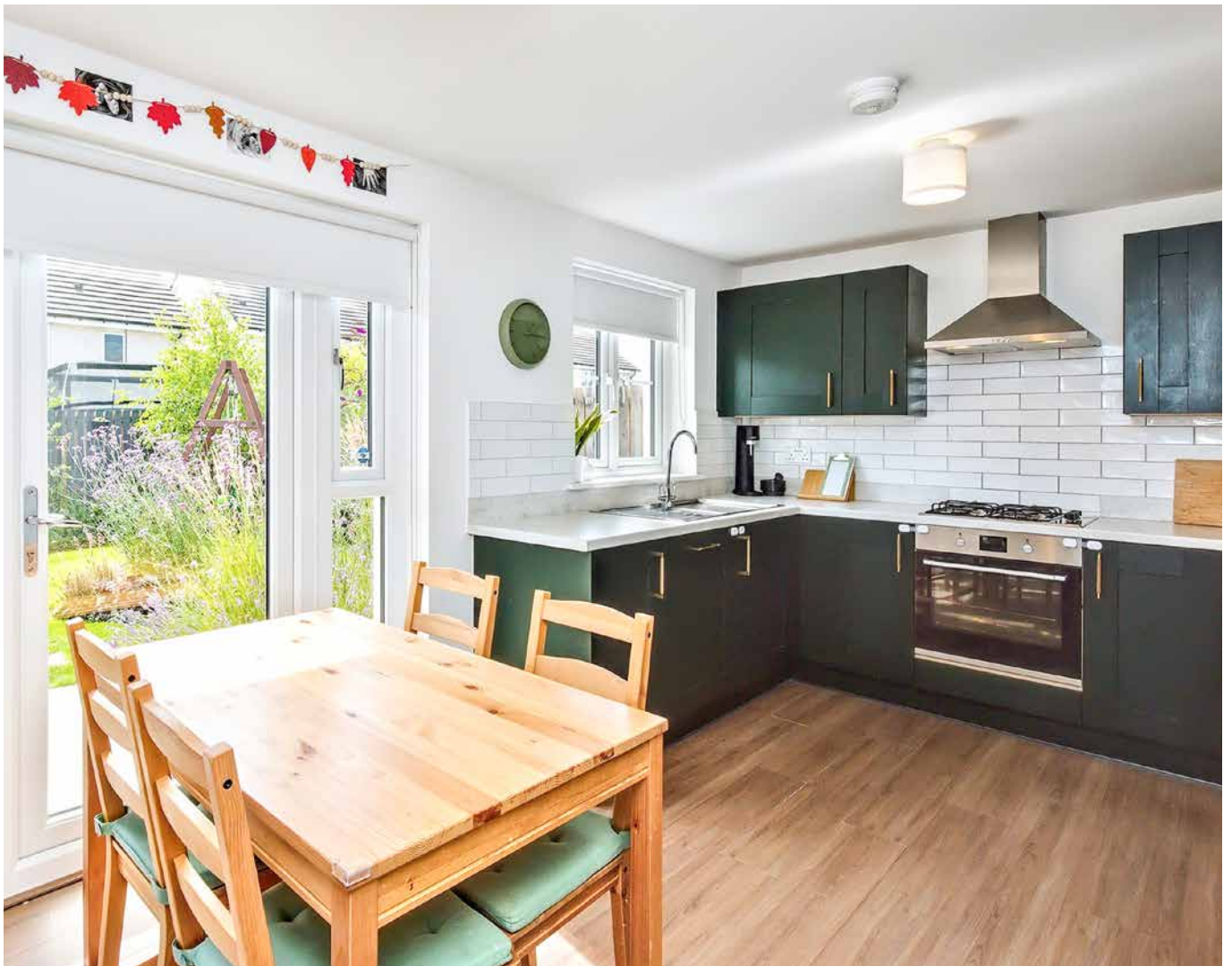




## 9 STRAWBERRY PUNNET

This spacious four-bedroom detached family home enjoys a peaceful edge-of-village setting within a modern residential community, less than an hour's commute from Edinburgh. Well-presented throughout, it features stylish, understated interiors, including a living room connected to a south-facing dining kitchen that features a utility room and direct garden access. The property also offers a shower room in the principal suite, a family bathroom, and a convenient ground-floor WC, providing exceptional practicality. The attractive gardens are south-facing and securely enclosed at the rear, and a garage and driveway provide ample private parking.





**B**  
EPC  
RATING

**E**  
COUNCIL  
TAX BAND

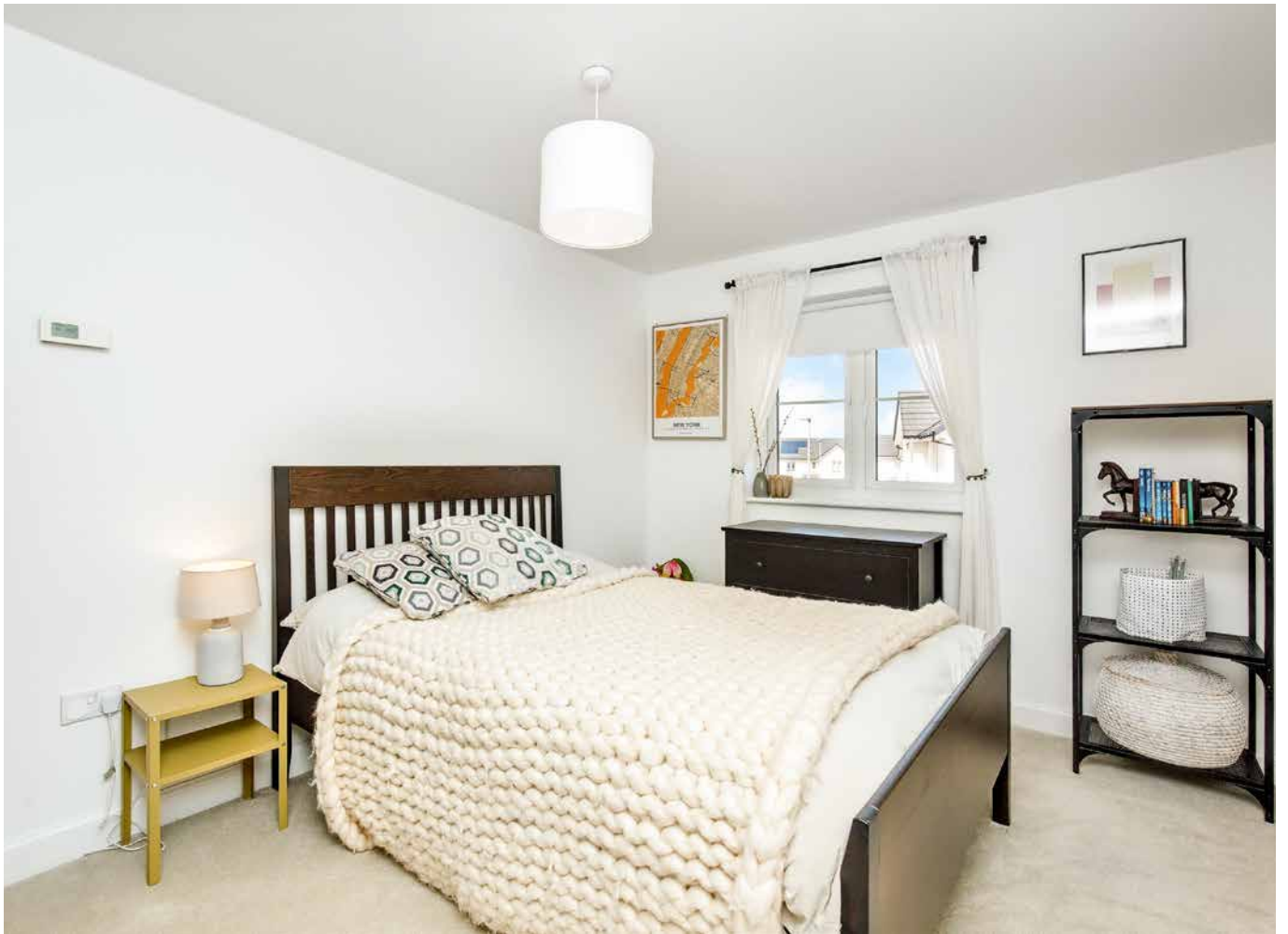
**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

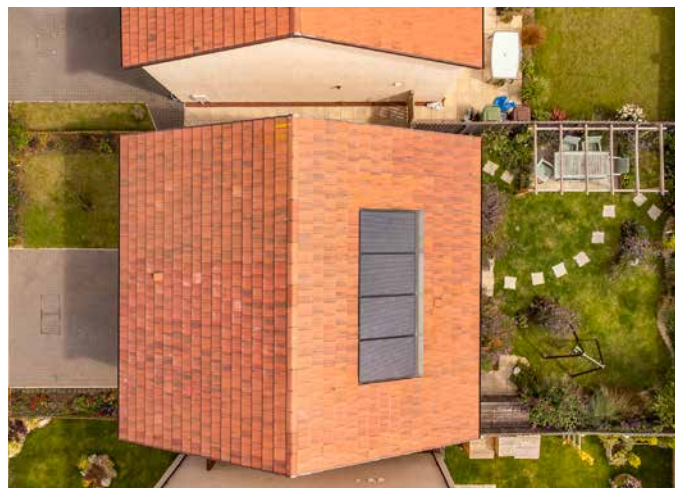
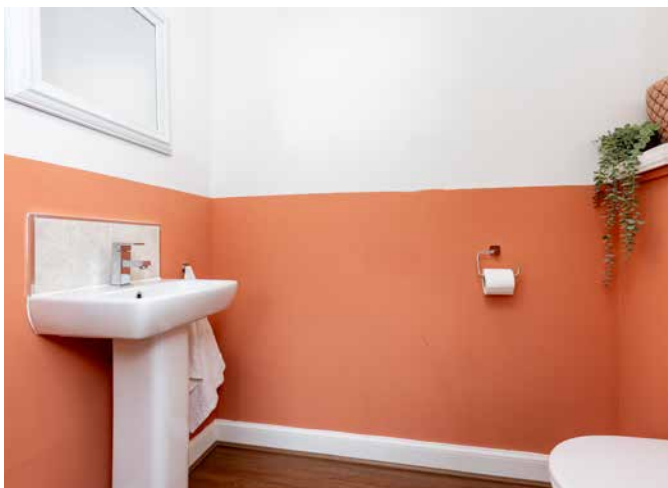
- Peaceful village location
- Modern detached family home with tasteful interiors
- Entrance hall
- Bright living room with kitchen access
- Stylish integrated kitchen, south-facing with dining area and garden access
- Four spacious bedrooms
- Naturally lit shower room in the principal suite
- Bright bathroom with a shower-over-bath
- Utility room (with an adjoining WC) - open to the kitchen
- Attractive gardens, secure and south-facing at the rear
- Private driveway and attached single garage















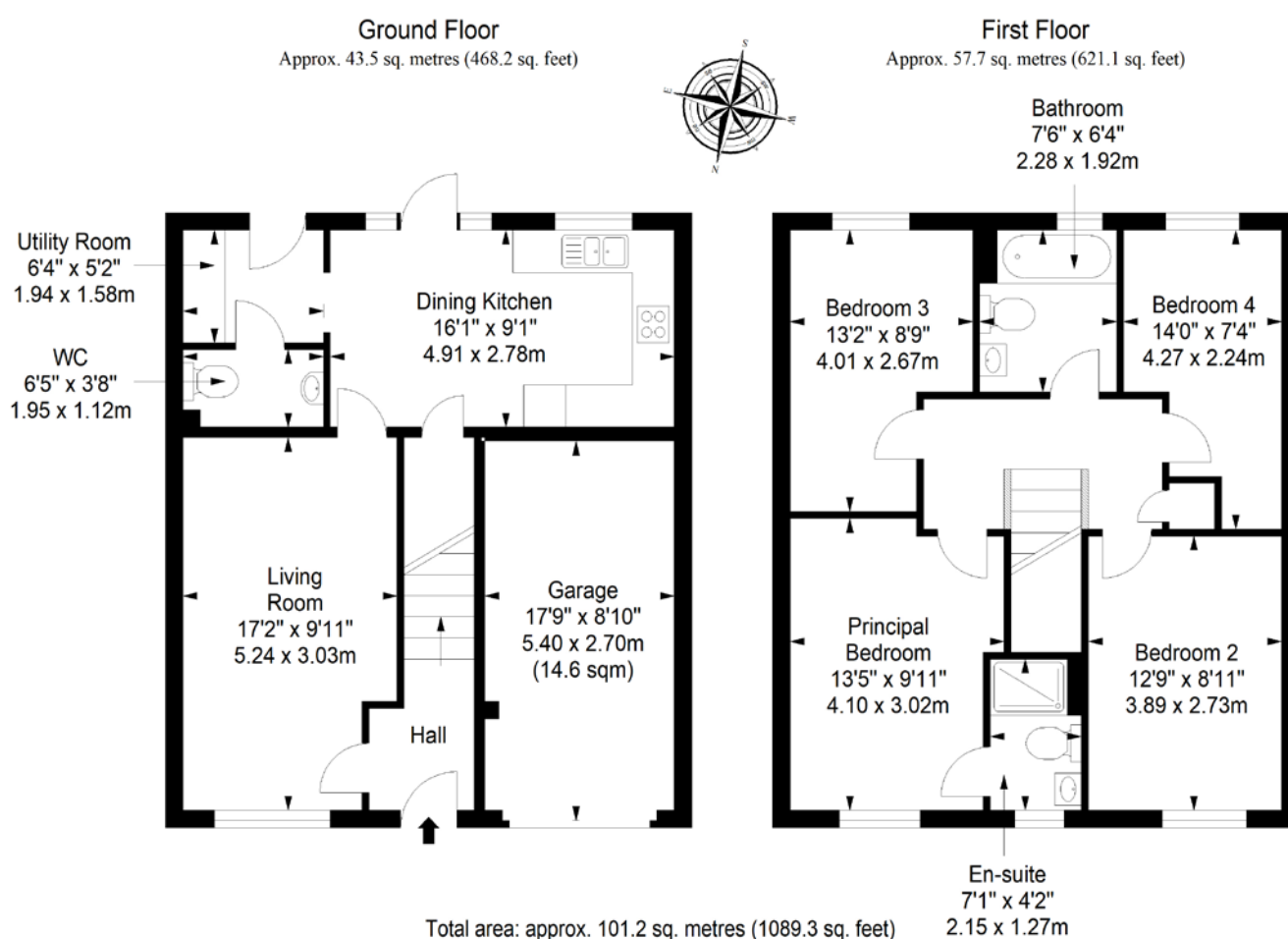
Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher are included in the sale. No warranties or guarantees shall be provided about any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The development is factored by Ross & Liddell at a monthly cost of £22.



# ORMISTON

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



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