



GARDEN STIRLING BURNET

13 MOFFAT ROAD
ORMISTON, TRANENT, EH35 5JZ



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Slightly connected to the neighbouring property by a single-side structure, this two-bedroom house is a link-detached residence that retains the feel of a detached home. It offers bright and spacious rooms and is well-presented in predominantly neutral hues. It has excellent storage, a large dining kitchen, and a three-piece bathroom. Plus, it boasts a south-facing rear garden. Situated in the East Lothian village of Ormiston, this home also offers easy access to the beautiful surrounding countryside, while being just a short drive from the coastline and Edinburgh city centre.

Nestled behind a private front garden, the home's main door opens with a warm welcome into a vestibule with storage before flowing through to a central hall. The living room is on the left, spanning the breadth of the property providing a bright and airy reception room flanked by dual-aspect windows. It features an earthy-toned accent wall alongside neutral décor and a complementary carpet. It also has the flexibility for various layouts and arrangements of furniture. On the opposite side of the hall, the dual-aspect dining kitchen has an equally spacious footprint. It enjoys a popular design and colour palette, coming well-appointed with timber-toned cabinets and generous worksurfaces in granite effect. There is room for a table and chairs for seated meals too.

FEATURES

- A bright and spacious link-detached house
- Situated in the village of Ormiston
- Easy access to the countryside and coast
- Vestibule with storage and central hall
- Airy living room with dual-aspect windows
- Well-appointed, dual-aspect dining kitchen
- Two double bedrooms with generous storage
- 3pc bathroom with an overhead shower
- Attic access for further storage
- Gardens to the front and south-facing rear
- Unrestricted on-street parking bays
- Gas central heating and double glazing





On the first floor, the two bedrooms are both doubles finished in light hues and with fitted carpeting. The principal bedroom has the larger proportions, as well as dual-aspect windows and generous built-in storage. The second bedroom with a walk-in cupboard provides additional versatility and access to the attic for further storage. Finishing the home is a three-piece bathroom with easy-to-clean wet walling and an overhead shower. Gas central heating and double glazing ensure year-round comfort.

In addition to the front garden, the property also has an enclosed rear garden which has a suntrap, south-facing aspect making it ideal for summer barbecues. There are also unrestricted on-street parking bays to the front of the home as well.

Extras: all fitted floor coverings, window blinds, light fittings, a gas cooker, an integrated freezer, and a dishwasher to be included.







TRANENT

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 conveniently served by bus services.



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FLOORPLAN

