

OFFERS OVER £210,000

16 Meadowbank  
Ormiston, EH35 5LQ

**drummond****miller**  
Solicitors & Estate Agents





- Impressive semi detached villa presented in excellent condition
- Livingroom
- Modern fitted kitchen with appliances
- 3 double bedrooms
- Stylish family shower room
- Generous gardens to front, side and rear. Off street parking
- Gas central heating and double glazing
- EPC band D, Council tax band C

### Description

This is a spacious and well presented semi detached villa (80m sq) located on a large plot close to both the primary school and park. In true "move in" condition it offers a highly versatile layout which is perfect for modern family life. It comprises an entrance hall, dual aspect livingroom, modern fitted kitchen with appliances and door to the rear garden and a downstairs double bedroom/family room. Upstairs there is a landing with rear window and hatch to the attic, two generous double bedrooms, both with excellent storage and finally, a stylish, modern panelled family shower room with two piece white suite with walk in shower cabinet.







### 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

There is a well maintained, large front garden which has been pebbled for ease of maintenance and offers off street parking for a number of cars. The gated rear garden is also well maintained and has a paved patio, outside tap, generous lawn, a wooden garage and a wooden shed.

### Extras

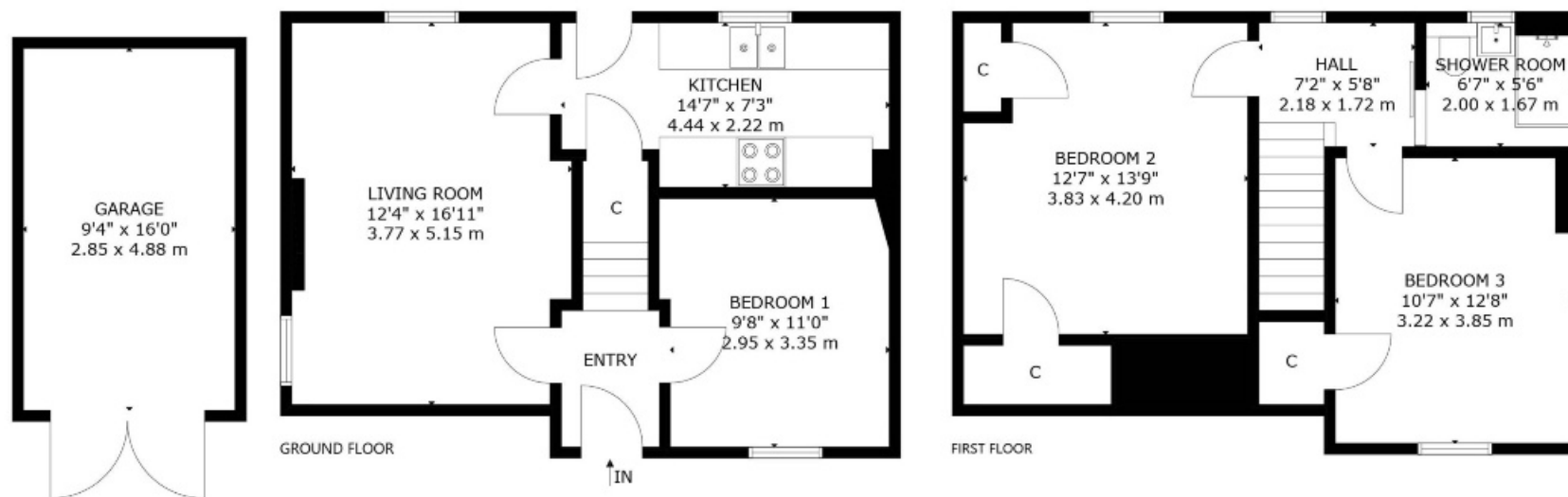
All of the fitted floor coverings, blinds, integrated electric hob, oven, grill, cooker hood, automatic washing machine, dishwasher, fridge/freezer, wooden garage and wooden shed are included within the sale price.

### Home Report

The property has been valued by a surveyor at £215,000 and the Home Report can be downloaded via the ESPC link.

### Viewing

By appointment telephone 0131 665 3131



16 MEADOWBANK, ORMISTON, EH35 5LQ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 947 SQ FT / 88 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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