



5 BRAMBLE WAY

Ormiston, Tranent, EH35 5NA



2

Public Room



3

Bedrooms



1

Bathroom



5 BRAMBLE WAY

Offering an idyllic village lifestyle, this modern three-bedroom end-terrace house has a desirable location as part of a family-friendly development in Ormiston. The home is beautifully presented throughout, enjoying attractive interior design and quality fixtures and fittings. It includes two reception areas, an on-trend kitchen and three-piece bathroom, as well as a convenient WC. Furthermore, the home has excellent storage and it is flanked by carefully maintained gardens, which are enclosed for safety and laid with neat lawns. The rear garden also boasts a suntrap, southwest-facing aspect – perfect for relaxing and outdoor dining.

The village of Ormiston is a sought-after setting for anyone looking to be close to East Lothian's picturesque countryside and coastline, whilst remaining within easy commuting distance of Edinburgh. The heart of the capital can be reached in just 30 minutes by car and a similar driving distance will connect you to some truly spectacular beaches, including those at Longniddry, Gullane, and North Berwick. Meanwhile, the countryside is on the doorstep of the village, ensuring lots of opportunities for outdoor adventures. And when it comes to amenities, the neighbouring town of Tranent is approximately ten minutes away by car, catering to your day-to-day shopping needs.







EPC
RATING



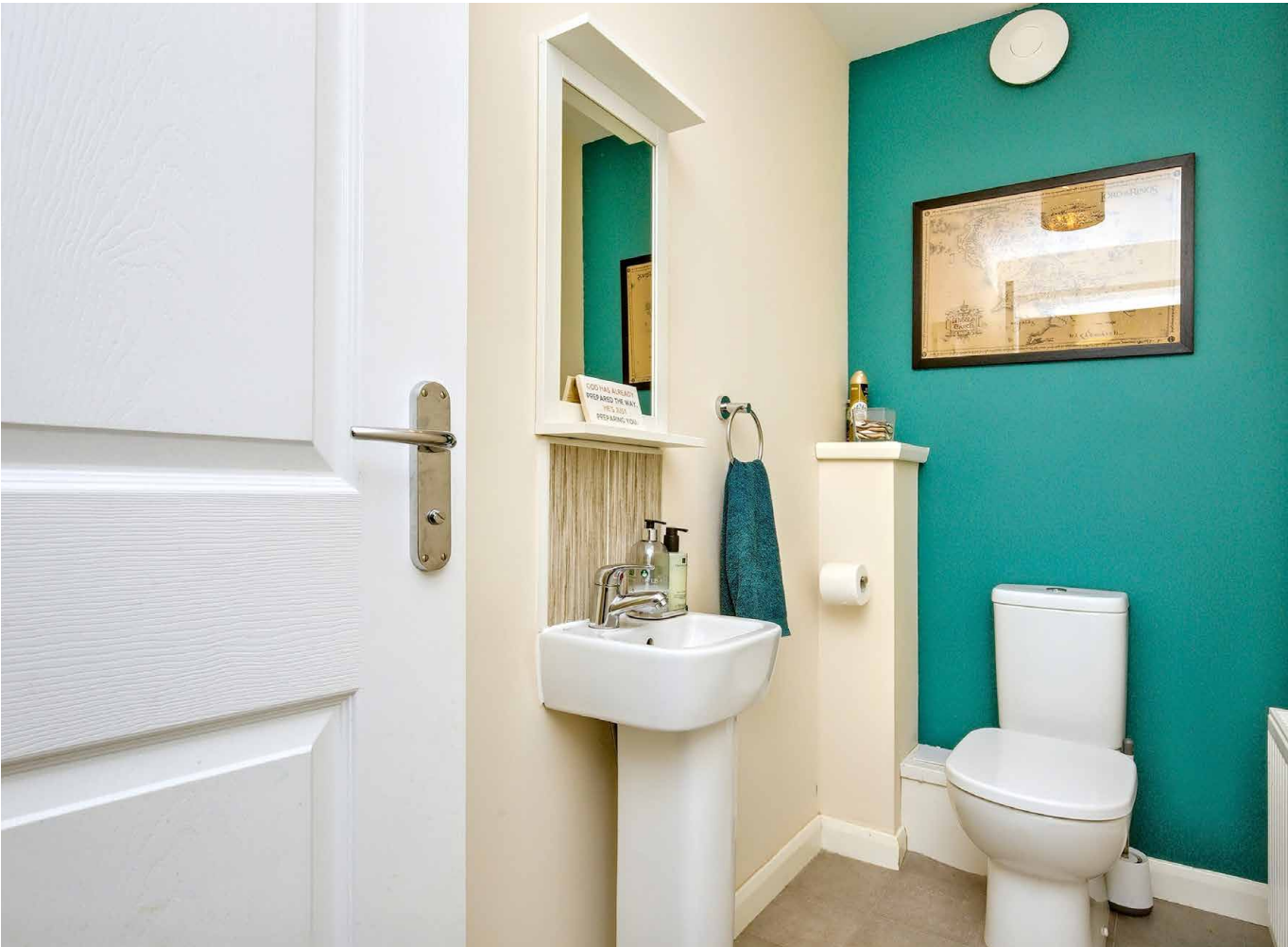
COUNCIL
TAX BAND

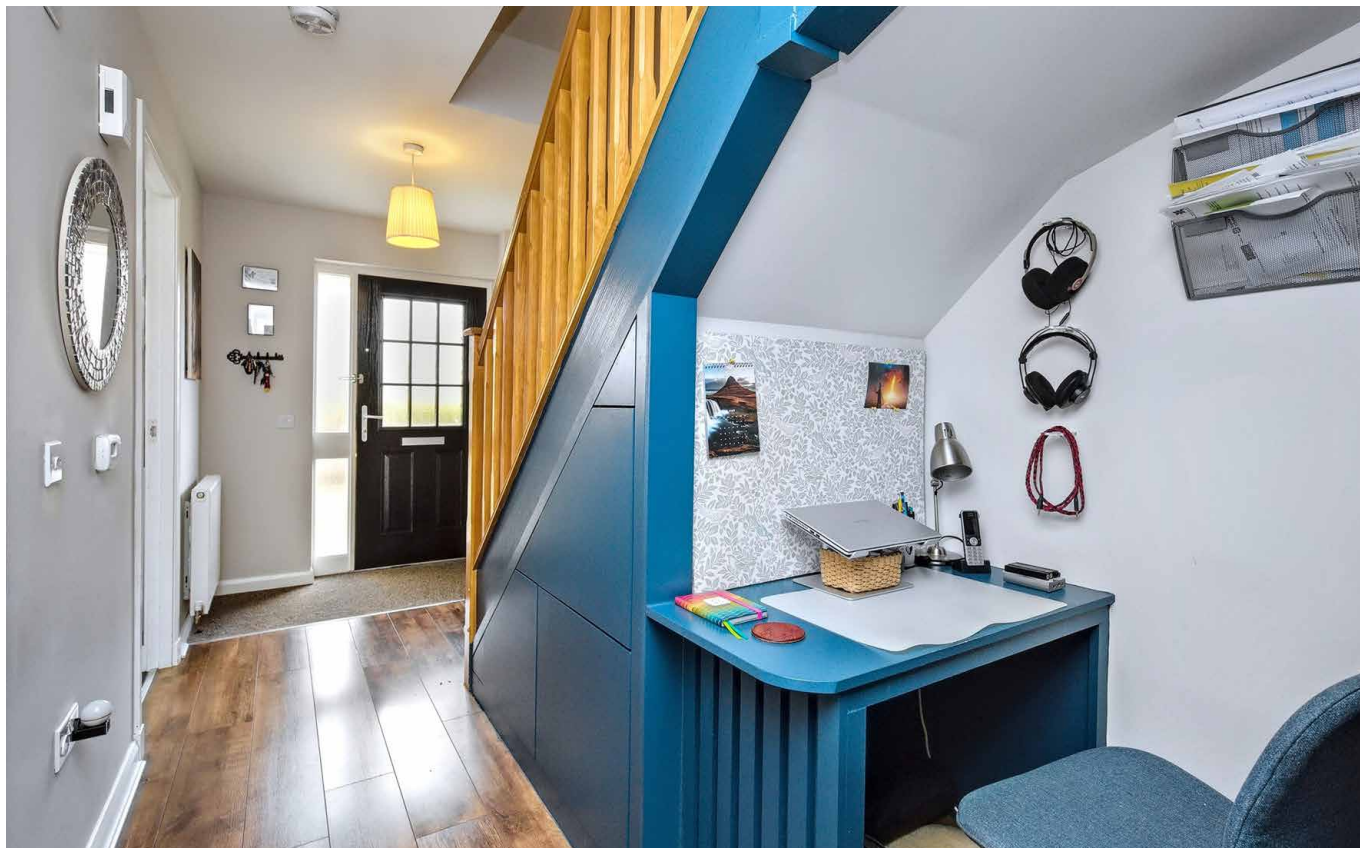
VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Spacious end-terrace house with modern interiors
- Part of a sought-after modern development
- Situated in the picturesque village of Ormiston
- Naturally-lit hall with study area and a WC
- Bright and spacious living/dining room
- Conservatory with southwest-facing aspect
- Well-appointed, contemporary kitchen
- Landing with airing cupboard and attic access
- Two double bedrooms with built-in wardrobes
- Versatile single bedroom with built-in wardrobe
- Flexible floored attic space
- Modern bathroom with overhead shower
- Fully-enclosed gardens to the front and rear
- Private residents' parking to the rear





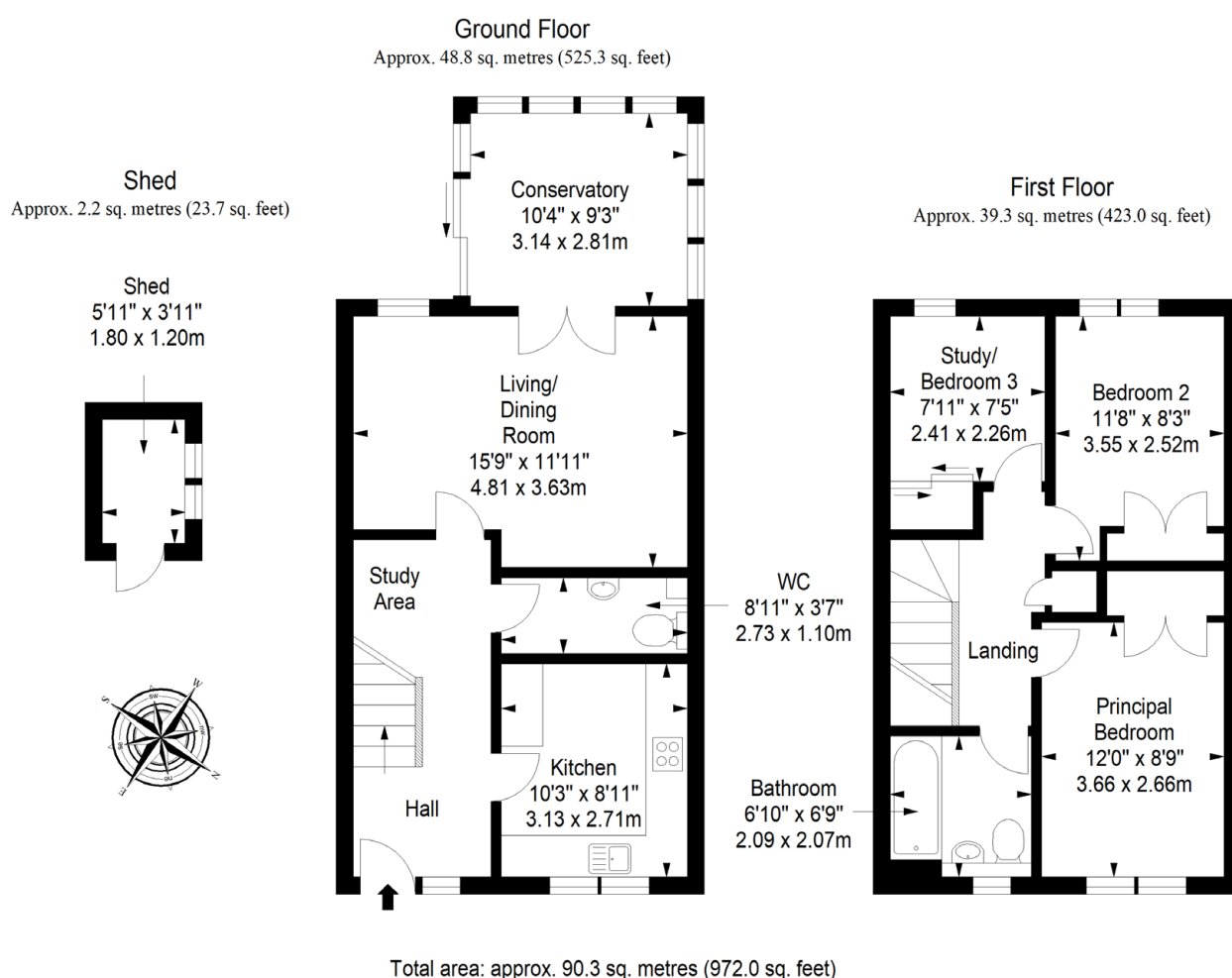
Extras: integrated appliances (gas hob, double oven, extractor hood, fridge/freezer, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factoring Information: There is a factoring agreement in place with Scottish Woodlands Ltd and the annual charge for this is around £269.



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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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.