



12 THE ORCHARD

Ormiston, East Lothian, EH35 5LR



2

Public Room



4

Bedrooms



2

Bathrooms



12 THE ORCHARD

Situated in a cul-de-sac development in Ormiston, this four-bedroom, two-bathroom detached bungalow has spacious living areas and further enjoys the ease and convenience of single-storey living. Externally, the home is accompanied by well-maintained gardens and a private driveway for off-street parking.

Ormiston is home to reliable village amenities such as a convenience store, a Post Office, a primary school, cafés, a takeaway, and bus and road links connecting across the county and further afield. It is also surrounded by the picturesque East Lothian countryside and lies within easy reach of Edinburgh.







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EPC
RATING

E

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Detached bungalow in Ormiston
- Entrance vestibule and hall with storage
- Open-plan kitchen, living, and dining room
- Versatile sunroom/sitting room
- Four bedrooms, all with built-in storage
- Bathroom with shower-over-bath
- Separate shower room
- Well-maintained front and rear gardens
- Private double driveway
- Solar panels with battery storage







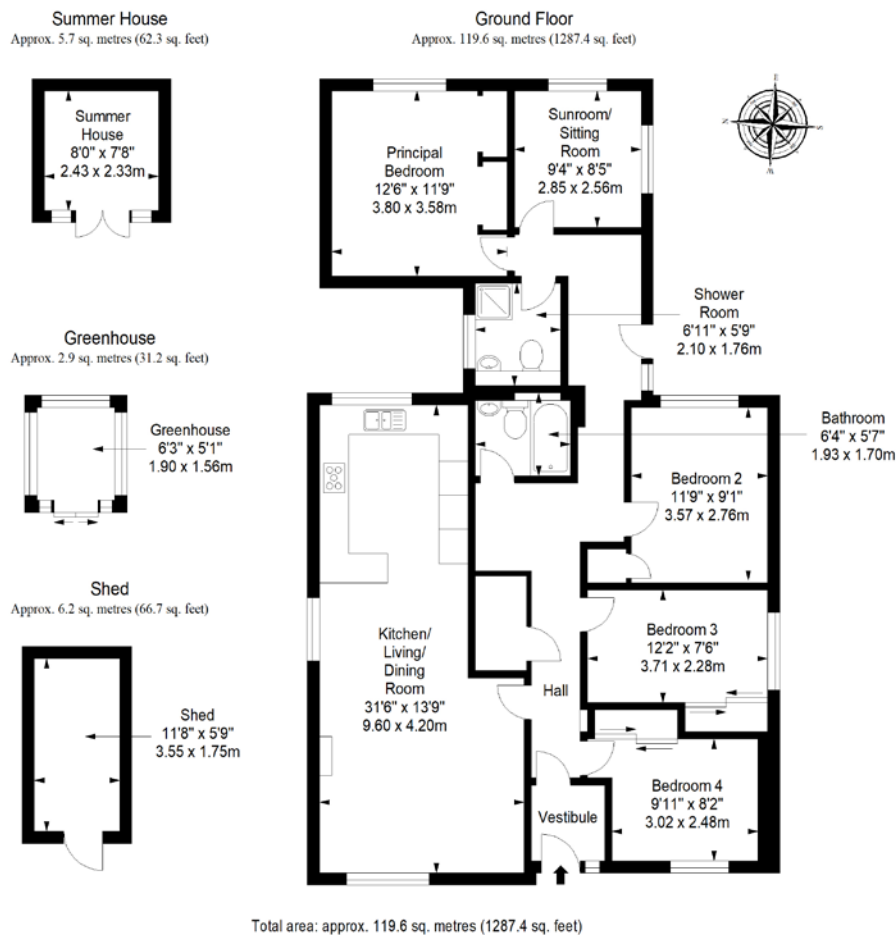


Extras: Integrated kitchen appliances comprising a double oven, hob, extractor hood, fridge/freezer, dishwasher, and wine cooler will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

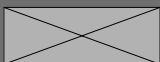


ORMISTON

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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