



16 MOFFAT ROAD

Ormiston, Tranent, East Lothian, EH35 5JY



2

Public Rooms



3

Bedrooms



1

Bathroom



16 MOFFAT ROAD

Enjoying a peaceful village setting within easy reach of the Capital, this semi-detached house offers bright, airy interiors with a tasteful modern finish, complemented by secure, low-maintenance gardens and convenient unrestricted on-street parking. The well-presented property is an excellent choice for families, featuring three bedrooms (including a principal with generous storage), a shower room, and two versatile reception rooms – one south-facing with garden access. The kitchen is also south-facing, with direct garden access and the added benefit of a large utility room.







EPC
RATING



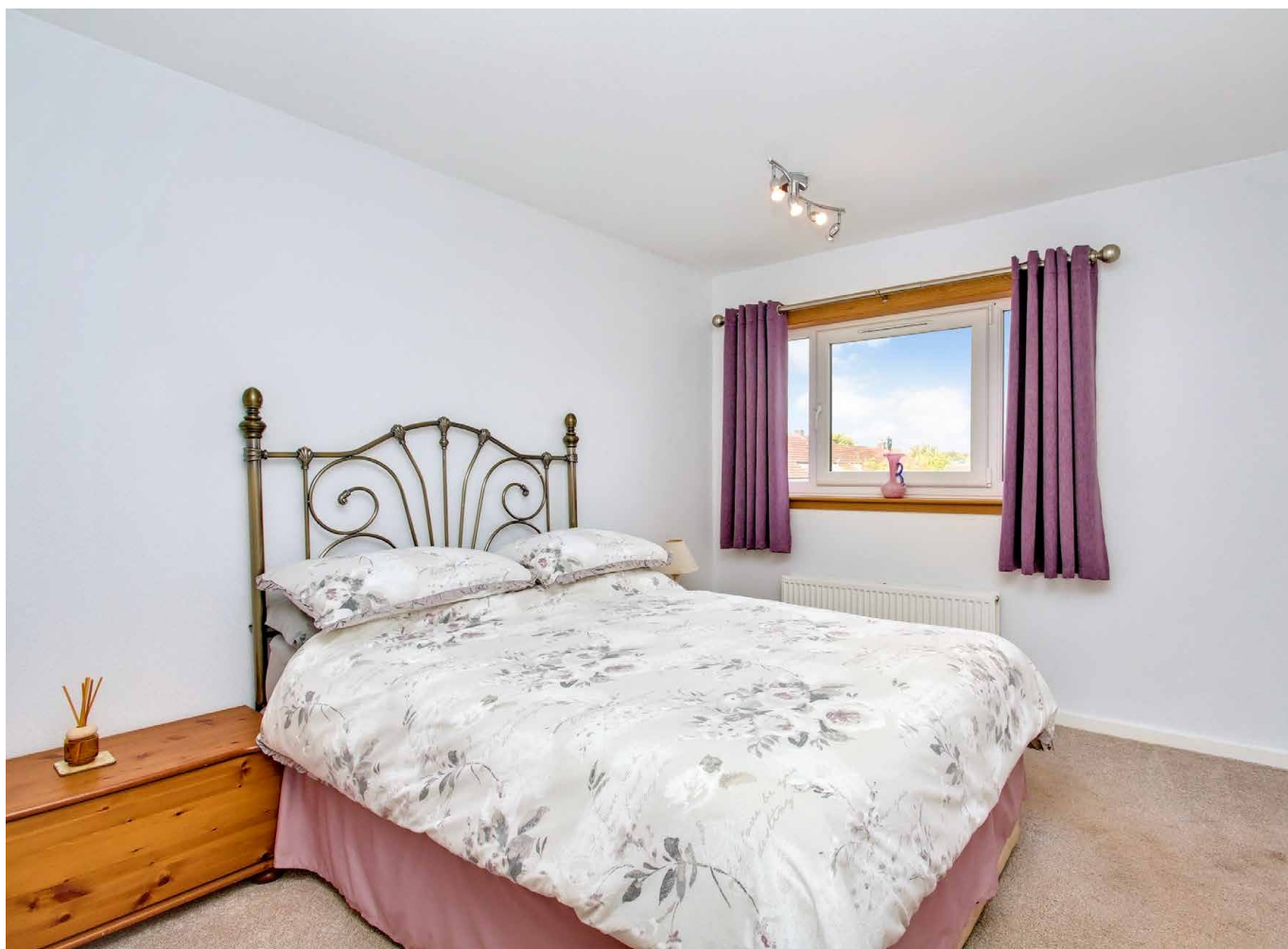
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Peaceful village setting
- Bright contemporary interiors
- Spacious semi-detached house
- Vestibule (with storage) and entrance hall
- South-facing living room with rear garden access
- Formal dining room
- South-facing kitchen with rear garden access
- Three double bedrooms (one with superb storage)
- First-floor shower room
- Large ground-floor utility room
- Enclosed easy-keep gardens to the front and rear
- Unrestricted on-street parking





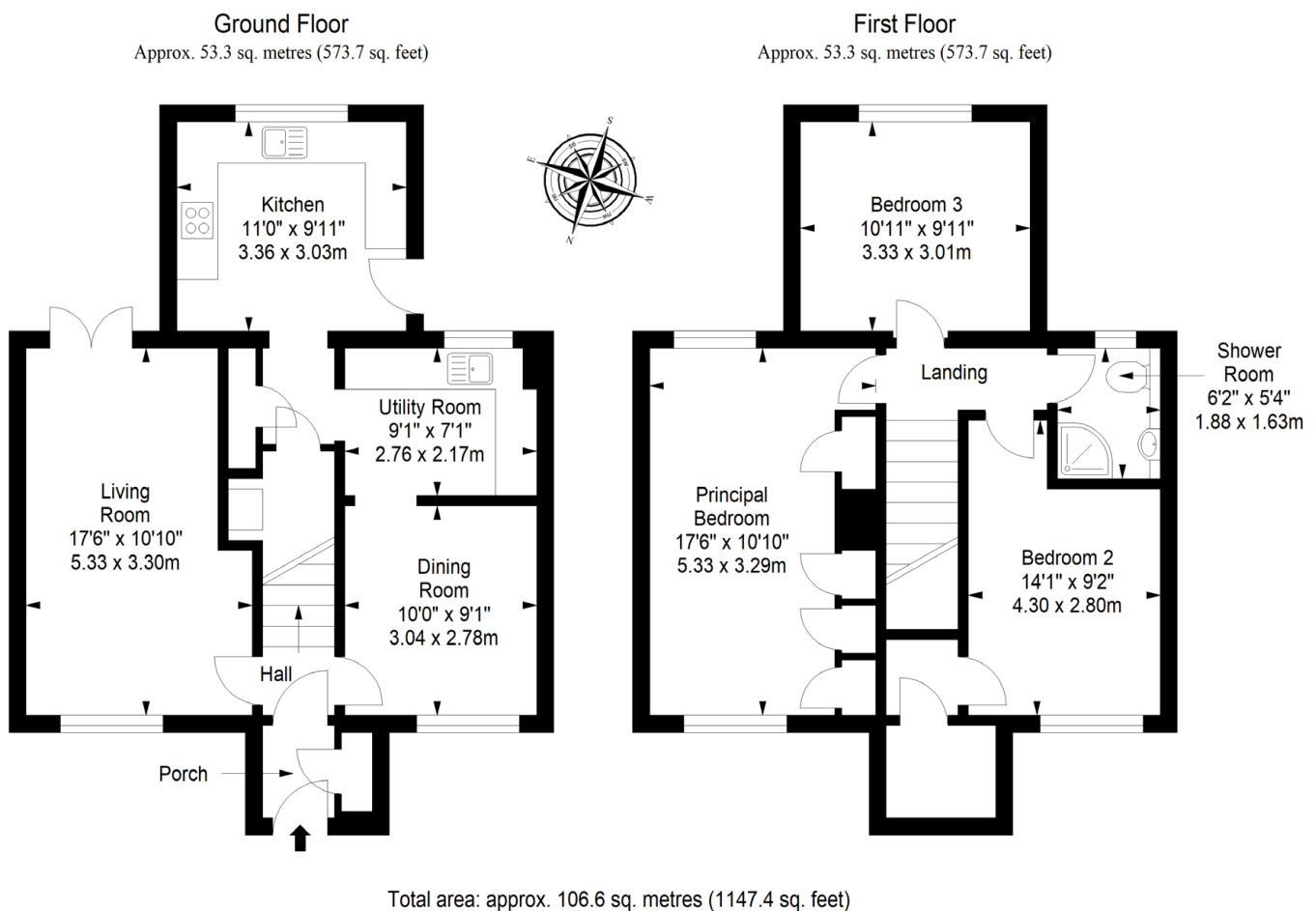


Extras: All fitted floor and window coverings and light fittings are included.



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 conveniently served by bus services.



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