



**37 MEADOWBANK CRESCENT**  
ORMISTON, TRANENT, EH35 5LG

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Completely refurbished, this two-bedroom semi-detached bungalow is presented to market in true walk-in condition. The interiors enjoy fresh neutral décor and brand-new flooring, coming complete with a brand-new kitchen and a bathroom installed in 2022. The property also features generous private parking and a suntrap rear garden. It offers a relaxed village lifestyle in Ormiston, which is surrounded by picturesque open countryside just 11.7 miles from Edinburgh city centre.

The home is nestled behind a neat front garden, with the main door opening into a central hall that offers a lovely first impression. On the right is the living/dining room. Here, crisp neutral décor and plush carpeting create the ideal aesthetic for new buyers, giving you a clean slate that is easy to style. It has a large footprint for lounge and dining furniture, with twin windows bathing the room in natural light. A shelved display cupboard is built into the space, providing storage for books, photographs, and other decorative items. Sat adjacent, the new kitchen has an attractive design combining white cabinets with complementary worktops and matching splashbacks. It has a bright, southwest-facing aspect and opens out into the rear garden. A brand-new electric cooker is included, with space for freestanding appliances.

## FEATURES

- A fully-refurbished semi-detached bungalow
- Situated in the idyllic village of Ormiston
- Fresh neutral décor and brand-new flooring
- Welcoming entrance hall
- Spacious living and dining room
- Brand-new kitchen with rear garden access
- Two light and spacious double bedrooms
- Walk-in wardrobe fitted with a clothes rail
- Bathroom installed in 2022 (with overhead shower)
- Well-maintained front garden
- Southwest-facing rear garden with a store
- Private driveway for multiple cars
- Gas central heating and double glazing







On the opposite side of the hall, the two double bedrooms are both light and spacious, mirroring the living room's aesthetic. The rear-facing principal bedroom has the benefit of a walk-in wardrobe fitted with a clothes rail, whilst the front-facing second bedroom has the slightly larger proportions to allow ample floorspace for a freestanding wardrobe and other bedside furnishings. The bathroom finishes the accommodation, providing a white three-piece suite and a new overhead shower. Gas central heating and double glazing ensure year-round comfort.

In addition to the front garden, the home has a private driveway for multiple cars and it has a southwest-facing rear garden laid with a lawn and paving – perfect for summer dining. There is also a handy garden store and new fencing.

Extras: all fitted floor coverings, light fittings, and a brand-new electric cooker to be included in the sale.









## 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 served by a regular bus service into the capital via Tranent and Musselburgh.









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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

