



**FLAT 1, CO-OP BUILDINGS, MAIN STREET**  
ORMISTON, EAST LoTHIAN, EH35 5HS



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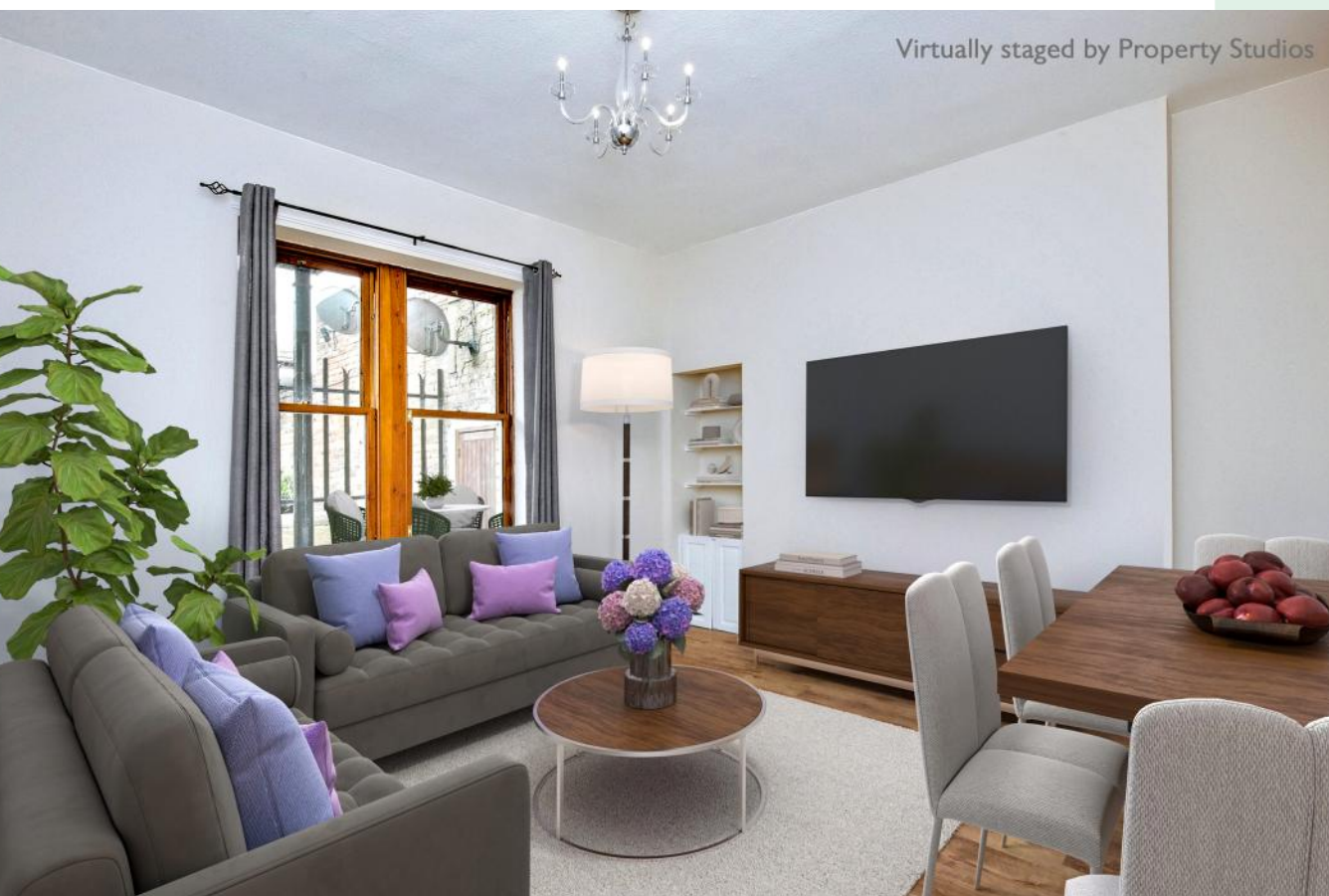
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This two-bedroom garden flat enjoys a heart-of-village location, with convenient everyday shopping and scenic greenery on the doorstep. It is also just a 30-minute drive (or 40-minute bus journey) from central Edinburgh, making it appealing to professionals and young families seeking tranquil semi-rural living within easy reach of the capital and its attractions. The flat is set on the ground floor of a traditional property and presented with a tasteful modern finish. It benefits from a main-door entrance, a sunny patio garden with external storage, and unrestricted on-street parking.

The home is entered via a vestibule and hall with practical wood-style flooring that continues into the adjoining reception room. The sun-filled reception room provides a flexible footprint for comfortable seating and dining furniture arrangements. It also has handy access to the equally sunny kitchen which opens onto the garden. The kitchen is stylishly appointed with oak-toned cabinets offset by a white, speckled worktop, plus navy-blue tilework and matching flooring. It accommodates an upright fridge freezer and a free-standing gas cooker with a stainless-steel splashback and a chimney-style hood. A freestanding washing machine is discreetly housed in a cupboard within the bathroom.

## FEATURES

- Main-door garden flat in well-served village
- Tasteful modern interiors with an understated finish
- Entrance vestibule and hall
- Southeast-facing living/dining room with kitchen access
- Sunny and stylish kitchen with garden access
- One double bedroom with good storage
- One large single bedroom/home study
- Bathroom with shower-over-bath
- Sunny low-maintenance patio garden with storage
- Unrestricted on-street parking
- Gas central heating, internal wall insulation and double glazed windows



Virtually staged by Property Studios







Also found within the home are two comfortably carpeted bedrooms, the larger of which has good built-in storage. Finally, a modern bathroom comes complete with a WC-suite, vanity storage, and a bath with an overhead shower and chic blue tiling. Gas central heating, internal wall insulation and full double glazing keep the property warm and efficient.

Outside, the paved rear garden provides a private seating area with a sunny aspect. It also boasts useful external storage cupboards. Parking to the front of the property is on-street and conveniently unrestricted.

Extras: The sale includes all fitted floor coverings, window coverings, light fittings, and freestanding appliances.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.









## 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, 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.









**OFFERS TO:**  
**22 Hardgate**  
**Haddington**  
**EH41 3JS**

**Tel: 01620 825 368**  
**Fax: 01620 824 671**

**DX540733 Haddington**

**espc**

HOUSE SALES

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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

