



GARDEN STIRLING BURNET

26 LIMEYLANDS CRESCENT
ORMISTON, EAST LoTHIAN, EH35 5LE



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This end-terrace house is situated within an established residential area of Ormiston and offers three bedrooms, two reception areas, a breakfasting kitchen, and two bathrooms, plus front and rear gardens, an outbuilding with useable rooms, and a private driveway.

An entrance vestibule welcomes you into the home, leading through to a hallway with a good-sized, multipurpose box room. Following the hall along to the end, you reach a living room, where a southerly facing window captures sunny natural light throughout the day. The wood (TBC)-floored room offers plenty of space for furniture and features a fireplace and a useful clothes pulley. In the neighbouring kitchen, wood-styled wall and base cabinets are accompanied by spacious worktops and splashback panels, with integrated appliances comprising an oven, hob, extractor fan (TBC), and dishwasher (TBC), whilst a freestanding fridge/freezer and washing machine are also included (TBC). A breakfast bar creates the perfect space for morning coffee, and the kitchen also affords access to the garden. A conservatory, accessed from bedroom two and the hall's box room, offers a versatile second reception area opening onto the garden.

FEATURES

- End-terrace house in Ormiston
- Entrance vestibule and hall with box room
- Southerly facing living room with fireplace
- Well-appointed breakfasting kitchen
- Large, versatile conservatory
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Bright wet room
- Front and rear gardens
- Outbuilding with multipurpose rooms
- Gated private driveway
- Gas central heating and double glazing (TBC)





The home accommodates three double bedrooms, all individually decorated and two have plush carpets, with the third fitted with warm wood (TBC) flooring. The principal bedroom features wall-mounted storage, and en-suite shower room, and southerly facing patio doors opening onto the garden. The house also has a useable attic space. Finally, a wet room completes the accommodation on offer and comprises a shower area, a WC-suite, and a chrome towel radiator. Gas central heating (TBC) and double glazing (TBC) ensure year-round comfort and efficiency. Externally, the house is accompanied by low-maintenance gardens to the front and rear. The front garden features lawned areas and a sheltered deck, whilst the rear garden is predominantly paved and includes an outbuilding with versatile, useable spaces. The garden also has sheds and a gated private driveway. Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and washing machine will be included in the sale. (TBC)







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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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

