



Solicitors & Estate Agents







Offers Over

£395,000

14 Primrose Meadows

Ormiston | East Lothian | EH35 5ND

An exceptionally spacious 5 double bedroom detached family home, enjoying a peaceful semi-rural location in the popular East Lothian village of Ormiston offering the perfect balance of lifestyle and convenience.

-  5 bedrooms
-  3 reception rooms
-  3 bathrooms plus WC
-  Large enclosed south facing garden
-  Double garage & driveway
- Solar panels
-  EPC rating – B
-  Council tax band - G



Description

Constructed in 2019 by the highly regarded Scottish builder The Walker Group, this outstanding family home offers generous, flexible accommodation ideally suited to modern living, including working from home. Presented in true move-in condition, it combines all the advantages of a new-build property - peace of mind, fully resolved snagging, and the remainder of an NHBC warranty. The front door opens into a welcoming hallway with useful understair storage and direct access to the integral garage. To the front lies a spacious reception room, complemented by a second reception room currently used as a formal dining room, with French doors opening onto the rear garden. The impressive open-plan kitchen and family room forms the heart of the home, fitted with a contemporary range of wall and base units and integrated appliances including a five-burner gas hob, double oven and dishwasher, with an American-style fridge freezer included. A separate utility room, complete with washing machine, tumble dryer and garden access, sits off the kitchen, and a guest cloakroom/WC completes the ground floor. Upstairs, the generous landing provides excellent built-in storage and access to the loft. The principal bedroom enjoys a walk-in wardrobe/dressing room and a stylish en-suite shower room. Bedroom two, also a double, benefits from its own en-suite and built-in wardrobe. Three further double bedrooms, all with fitted wardrobes, are served by a spacious four-piece family bathroom featuring a separate walk-in shower. Additional benefits include gas central heating, full double glazing and solar panels, ensuring comfort and energy efficiency throughout the year.



Extras

All white goods, light fittings, curtains and window blinds are included in the sale along with the play hut in the garden.

Gardens, Garage and Driveway

To the rear of the property is a generous fully enclosed garden offering the perfect setting for children or pets to play and enjoying a sunny, southerly aspect. There are lawn and patio areas, ideal for barbeques and al fresco dining. A gated side return gives external access to the front of the property to one side, with useful storage space to the other side. A front garden with lawn sets the house back from the street with a large monoblock driveway leading to the integral double garage, which has up and over doors, power and light and also houses the boiler and solar panel inverter. This generous space offers scope for conversion to further living accommodation if desired, or provides the ideal space for workshop/hobby space or a home gym.

Viewing

By appointment through Neilsons (0131 625 2222).





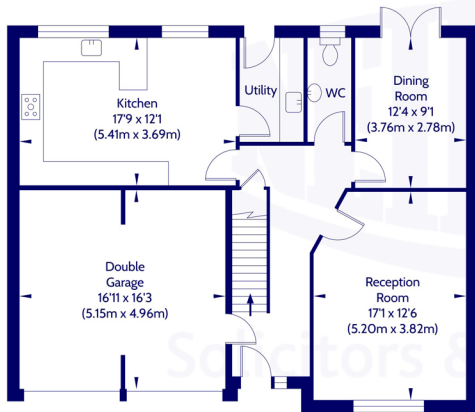
Location

Ormiston is a highly regarded East Lothian village, situated approximately 14 miles east of Edinburgh and surrounded by attractive open countryside. Rich in local history, the village offers an excellent range of day-to-day amenities including shops, cafés, pubs, a community centre, library, medical practice and a well-respected primary school. Nearby Tranent provides a broader selection of retail facilities, including Asda and Aldi supermarkets. The area is particularly well suited to families, with a superb children's play park just a short walk from the property, featuring a pump track and basketball courts, as well as a local football club close by. Outdoor enthusiasts are well catered for, with a network of scenic walks and cycle paths, including the former Pencaitland Railway line. East Lothian's renowned beaches and golf courses are also easily accessible. Ormiston is ideally placed for commuting, with regular bus services within easy walking distance providing links to Edinburgh and surrounding areas. The nearby A68 offers swift access to the city bypass and the A1.

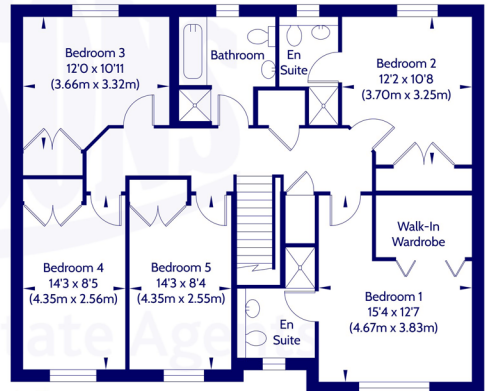




Approx. Gross Internal Floor Area 172 Sq M / 1853 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

