



2 Bramble Way  
ORMISTON | EAST LoTHIAN | EH35 5NA

  
**warners**  
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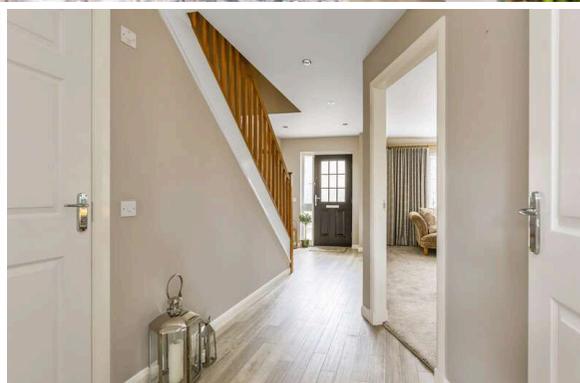
## 2 Bramble Way

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Beautifully presented, detached, ex 'Walker' show home with quality fixtures and finishes, and stylish decor throughout. This superb family home offers flexible and appealing accommodation to five bedrooms, and generous room sizes. The property opens to a welcoming hallway with cloakroom/WC. To the front, there is a spacious sitting room with large window allowing an abundance of natural light, and a second reception room, which can be utilised in a variety of ways. The modern kitchen/dining room is fitted with an excellent selection of floor and wall units and integrated appliances. There is ample room for dining and relaxing, with French doors opening to the lovely landscaped rear garden, ideal for outside entertaining. There is also a useful utility room which also gives access to the garden. Upstairs, the principal bedroom boasts a large walk-in wardrobe and an en-suite shower room with electric shower cubicle and feature mirror. There are three further double bedrooms all with fitted wardrobes, and a family bathroom with deep bath and separate shower cubicle with mains shower. The enclosed landscaped rear garden features paved and lawn areas, a gazebo and shed/summer house with electrics and provides good privacy. To the side a driveway provides ample parking.

Included in the sale will be the blinds, curtains and integrated appliances. Items of furniture may be available by separate negotiation. EPC Rating B.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.







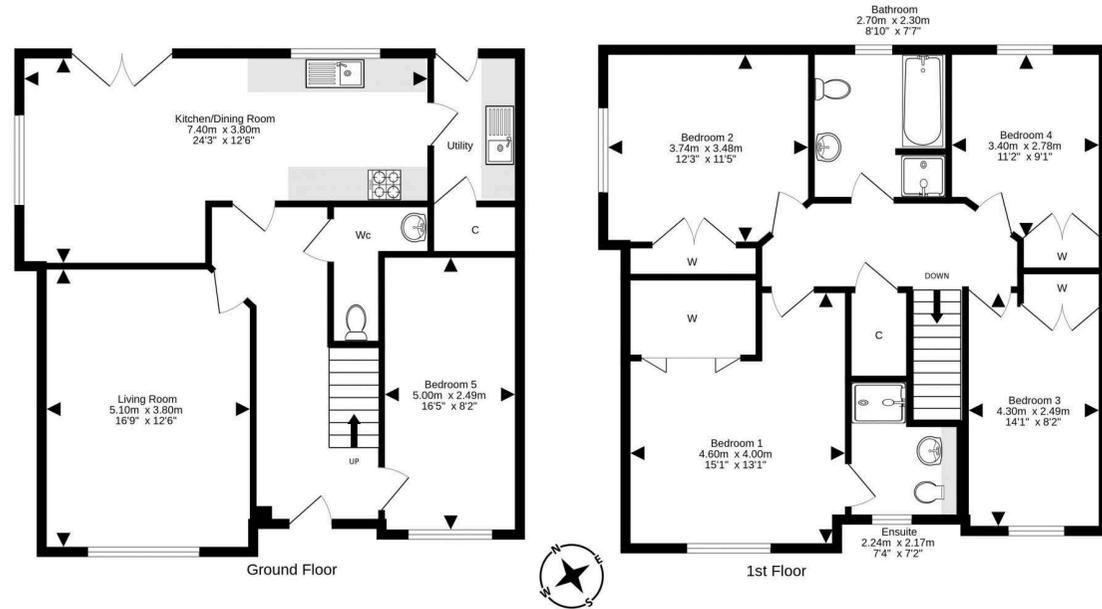
- Popular village with easy access to Edinburgh
- Detached
- Walker 'Dennington Corner' style property
- Ex show home
- Beautifully presented with high specification finishes throughout
- Flexible accommodation to 5 bedrooms
- Welcoming hallway with cloaks WC
- Bright sitting room
- Second reception room/bedroom 5
- Generous kitchen/dining room with utility off
- Principal bedroom with en suite shower
- Three further double bedrooms all with fitted wardrobes
- Lovely landscaped rear gardens
- Summer house/shed/workshop
- Driveway



The subjects are located in the village of Ormiston, on the outskirts of the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The village enjoys a close knit community spirit and has a number of shops to cater for everyday requirements, in addition to a post office, library and primary school. Further amenities can be found in Tranent itself. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The city bypass and main motorway networks are also within easy reach.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024.