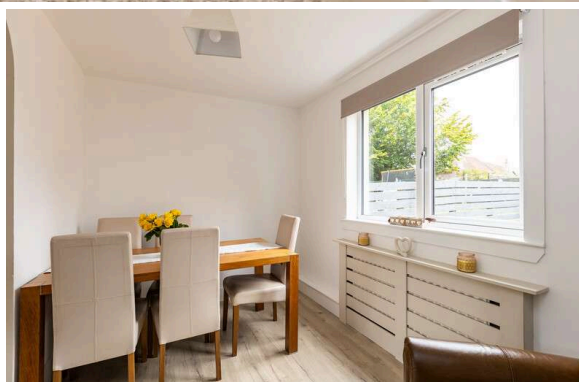




38 Cockburn Drive
ORMISTON | TRANENT | EH35 5LA


warners
solicitors & estate agents



38 Cockburn Drive

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Set in the heart of Ormiston surrounded by the vast open countryside and close to quick transport links and excellent amenities is this recently refurbished end terraced house. Boasting a large corner plot, driveway and ample gardens this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with storage cupboard, bright lounge that flows through to the generously sized dining room, a new contemporary kitchen with attractive units and breakfast bar and downstairs is completed by an exquisite new bathroom with shower over bath. Following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms. Externally there are front, side and rear gardens which offer excellent entertaining and family friendly space.

- End terraced house
- Large corner plot
- Front, side and rear gardens
- Driveway
- Recently refurbished to a high standard
- Welcoming hallway
- Bright lounge
- Dining area
- New luxury kitchen
- Stylish new bathroom
- Three double bedrooms

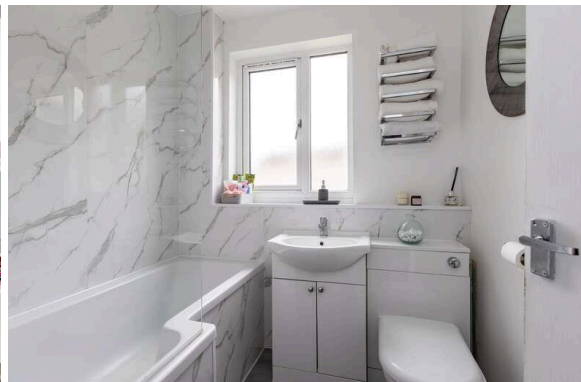
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

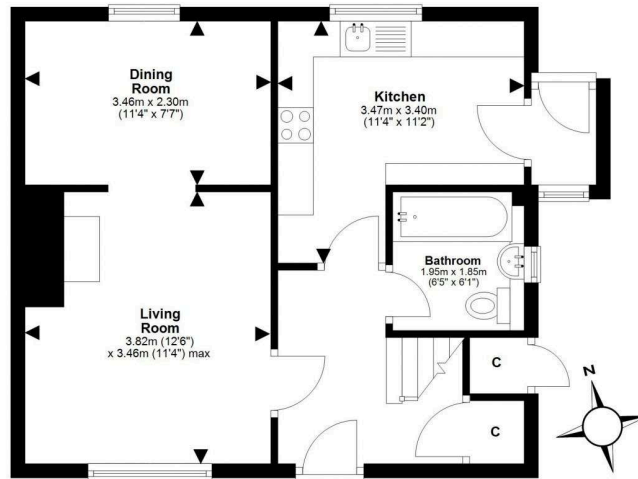


The subjects are located in the village of Ormiston, on the outskirts of the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The village enjoys a close knit community spirit and has a number of shops to cater for everyday requirements, in addition to a post 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.

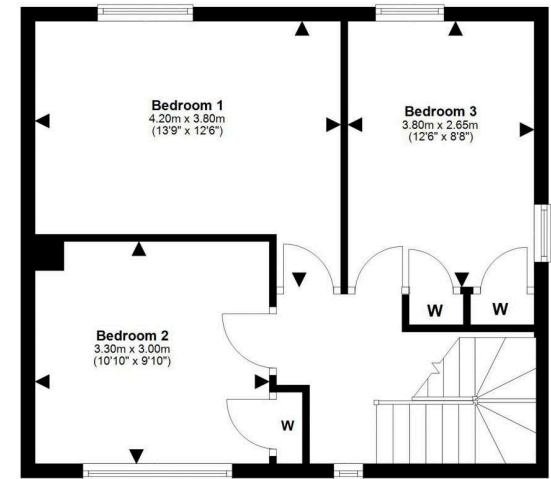
EPC C, council tax C. There are no factoring charges associated with this property.

Included in this sale are all the fixtures and fittings, electric fire in living room, curtains, blinds, and flooring. Kitchen appliances are not included, with the exception of the integrated cooker which will be.





Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.