

COULTERS<sup>©</sup>

# 47 LIMEYLANDS ROAD

ORMISTON, EAST LOTHIAN, EH35 5JF

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

47 Limeylands Road is a beautifully presented semi-detached house situated in the East Lothian village of Ormiston. The property has been lovingly enhanced by the current owners, stylishly combining tasteful contemporary décor and attractive finishes to create a delightful family home. The property boasts a front garden with a sizeable driveway, single garage and an enchanting, extremely impressive, generously sized rear garden. With views to the front of the property is the charming sitting room, with attractive panelling style features and a partially shelved press cupboard.

## KEY FEATURES



Beautifully presented semi-detached house.



Three charming double bedrooms.



Superb, extremely engaging and established gardens.



A sizeable driveway with space for 6 cars and a garage.



Situated in the East Lothian village of Ormiston.

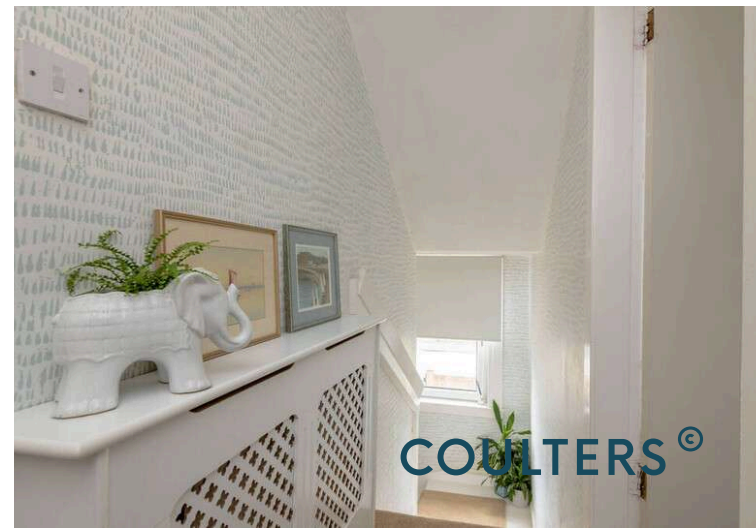


Within a short walk of local shops.



The spacious kitchen is fitted with wall and base mounted cabinetry and a marble effect worktop. The integrated appliances comprise; electric hob, oven and dishwasher. A panel glazed door leads through to the conservatory, which provides lovely views of the garden in all weather conditions. At ground level there is a calming bedroom overlooking the garden, currently used as a work from home space.

The bright stair leads to the upper floor, filled with natural light. Heating and hot water is provided by gas central heating and there is double glazing.





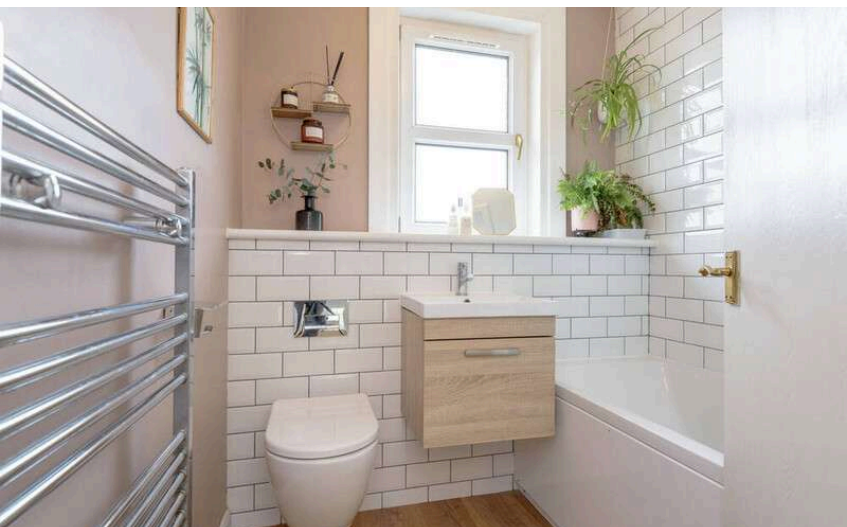
## CONTINUED...

On the first floor is double bedroom one with a gorgeous mantelpiece and insert forming a pretty focal point in the room. There is another spacious second double bedroom and the sleek modern bathroom with a bath (and shower over), WC and wash hand basin, heated towel rail and metro-style tiling around the sanitary ware completes the internal accommodation.

The front garden has a simple, low maintenance garden, mainly laid with stone chippings and borders with a central fir tree. The rear garden is the diamond in the crown of this fantastic property, with a treasure trove of established, varied and engaging planting which creates and compliments distinct spaces such as a patio area, a decked open air lounge and dining area and lawns with arches, fruit trees and vegetable patch.

There is plenty of space for parking on the expansive driveway, with a single garage and unrestricted parking is available on the street.









## THE LOCAL AREA

The attractive village of Ormiston is set amidst the picturesque county of East Lothian, known for its rolling countryside and rugged, breathtaking coastline. The 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.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



Limeylands Road,  
Ormiston,  
Tranent,  
East Lothian, EH35 5JF



Approx. Gross Internal Area  
990 Sq Ft - 91.97 Sq M  
Garage  
Approx. Gross Internal Area  
147 Sq Ft - 13.66 Sq M  
For identification only. Not to scale.  
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Ground Floor

Ground Floor

First Floor

## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.