

COULTERS<sup>©</sup>

# 5 STRAWBERRY PUNNET

ORMISTON, TRANENT, EH35 5AH

 4 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Situated in a smart modern development in the popular village of Ormiston in East Lothian, 5 Strawberry Punnet is an attractive, well proportioned detached home offering spacious accommodation over two floors, in addition to a generous, enclosed south facing rear garden with decked area.

The front door opens onto a handy entrance area, which in turn leads to the comfortable sitting room, decorated in soft grey tones with attractive grey oak coloured laminate flooring.



## KEY FEATURES



Attractive, well proportioned detached house in a smart residential development.



Four double bedrooms, one with en-suite shower room.



South facing rear garden with decked area and shed.



Integrated garage and driveway.



Located in the popular village of Ormiston, East Lothian.



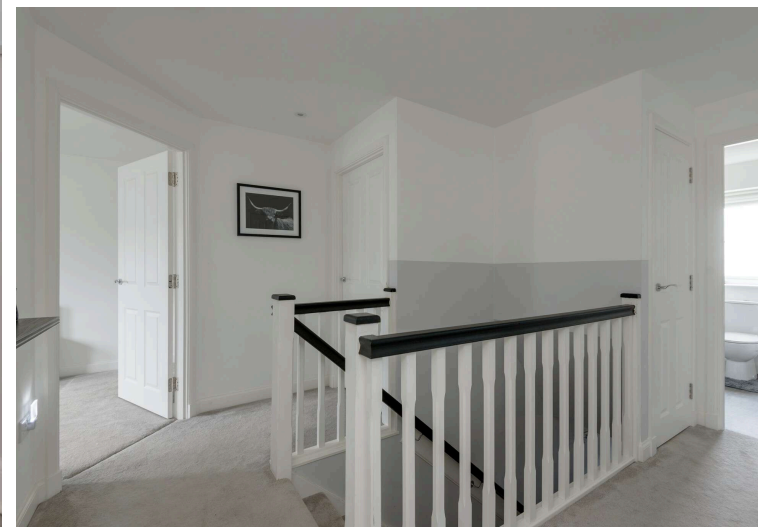
Local shops nearby.



EPC Rating - B



Council Tax Band - E



To the rear of the property is a sleek, stylish modern kitchen / dining room creating the heart of the home, which is fitted with white wall and base mounted cabinetry and a contrasting worktop. The integrated appliances comprise; gas hob, electric oven, extractor hood and fridge/freezer. Direct access to the rear garden is provided by a double glazed patio door, flanked by windows either side, all of which are fitted with integral blinds.

Adjacent to the kitchen is a practical utility area, which in turn leads to a handy WC.







## CONTINUED...

On the first floor the principle bedroom benefits from fitted mirrored wardrobes with a south facing aspect overlooking the rear garden and a stylish en-suite shower room (with large shower cubicle, WC and a wash hand basin with storage below). There are three further double bedrooms on the upper floor, all fitted with soft grey carpets. The bathroom completes the internal accommodation (with bath and shower over, WC and wash hand basin/cupboard below).

Heating and hot water is provided by gas central heating and solar panels.

Externally there is a monobloc driveway leading up to the garage, in addition to lawn area. The enclosed south facing rear garden is also mainly laid to lawn, along with an L-shaped decked area and garden shed.













## 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

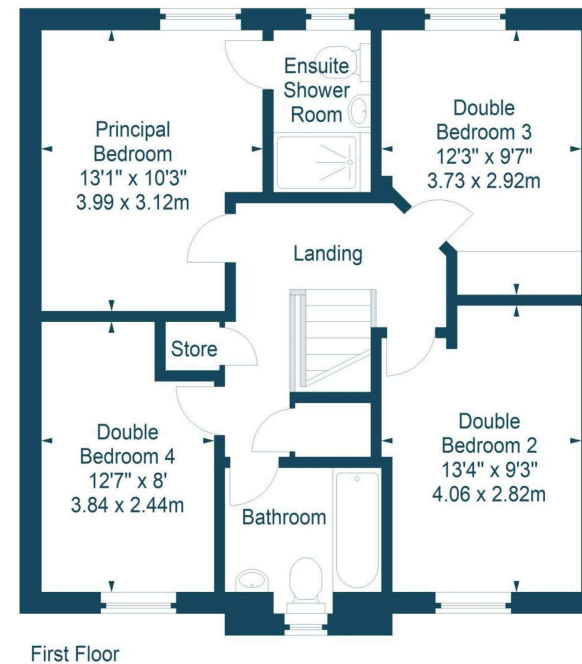
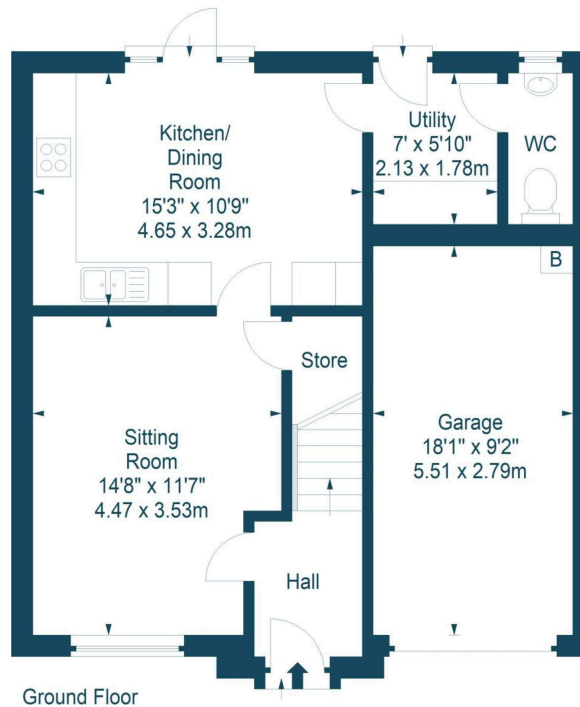
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. The washing machine and tumble drier will not be included in the sale.



**Strawberry Punnet,  
Ormiston,  
Tranent,  
East Lothian, EH35 5AH**



Approx. Gross Internal Area  
1129 Sq Ft - 104.88 Sq M  
Garage  
Approx. Gross Internal Area  
170 Sq Ft - 15.79 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



## GET IN TOUCH



[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.