

COULTERS[©]

2 BRAMBLE WAY

TRANENT, EAST LoTHIAN, EH35 5NA

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

2 Bramble Way is an immaculately presented 5 bedroom detached house situated within a popular modern development in the village of Ormiston in East Lothian.

The house, which was originally a Walker showhome, is beautifully presented and is finished to an exacting standard throughout with elegant decor and high quality fittings with the additional benefit of a delightful landscaped private garden, driveway parking and open views to the rear.

KEY FEATURES



Immaculately presented detached house.



Five double bedrooms, one with ensuite shower room.



Beautifully presented private front and rear gardens.



Large driveway for off-street parking.



Gas central heating and double glazing.



Lovely location in East Lothian, surrounded by farmland.



EPC Rating - B



Council Tax Band - F





The spacious accommodation comprises on the ground floor - entrance hall; well-proportioned sitting room; kitchen/dining room with modern fitted kitchen and integrated appliances, French doors leading to the rear garden and further door to the utility room; WC; and double bedroom 5/ family room.

A carpeted staircase leads to the first floor landing which gives access to - principal bedroom with walk-in wardrobe and ensuite shower room; 3 further double bedrooms all with built-in-wardrobes; bathroom; and storage cupboard.

The wonderful rear garden has been landscaped to provide a fantastic entertaining space with a gazebo, patio, lawn and large garden shed providing ample storage. A large driveway is situated to the side of the house providing off-street parking for a few cars.





THE LOCAL AREA

Ormiston is a popular East Lothian village with a lovely family-friendly atmosphere. Located approximately 3 miles south of Tranent and less than 10 miles from Fort Kinnaird, it has an excellent range of amenities within easy reach whilst also having a Co-op in the village center. It is a convenient location for commuters with stations on both the East Coast and Borders railway lines within a 15 minute drive and the A1 and City Bypass within easy reach.

The surrounding area offers a superb range of outdoor recreational opportunities including countryside walks and cycles, golf at some of the most renowned courses, and days spent on breathtaking beaches including those at nearby Longniddry and Gullane. The village has a superb children's playpark which is situated beside the school.

Indoor recreation is well provided for with a popular leisure centre in Tranent housing a 25m swimming pool, health suite, state-of-the-art gym, fitness classes, and sports halls, and Meadowmill Sports Centre at Prestonpans has a gym and outdoor sports pitches. The thriving high street in Tranent features an array of retailers perfect for daily shopping needs and there is a large Aldi and Asda along with restaurants and pubs. Ormiston Primary School is within a short walk and the house is in the catchment area for Ross High School in Tranent.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances (gas hob, double oven, fridge/freezer, dishwasher and washing machine) are included in the sale price. The garden shed in the rear garden will remain. The factor is Scottish Woodlands with a monthly payment of £20.

HOME REPORT VALUATION: £395,000

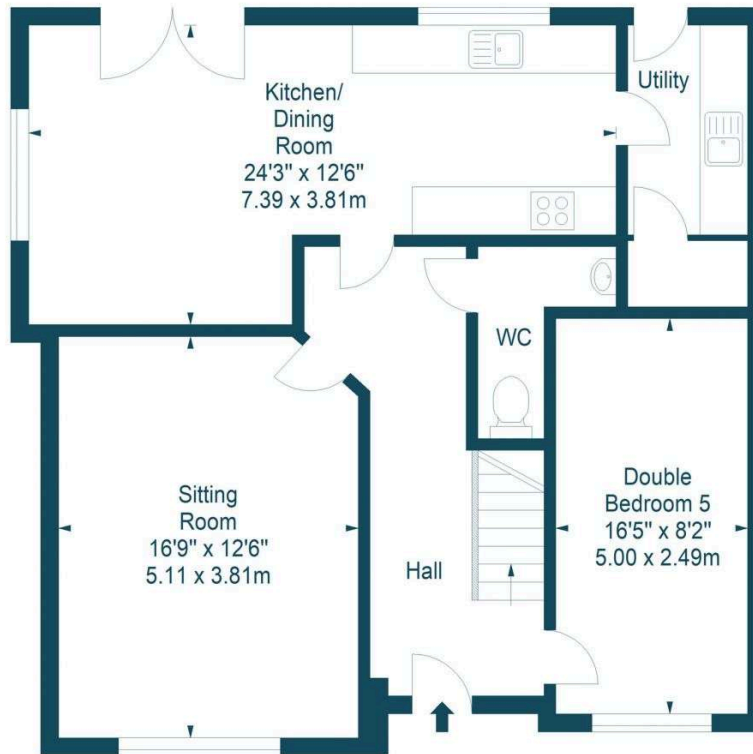




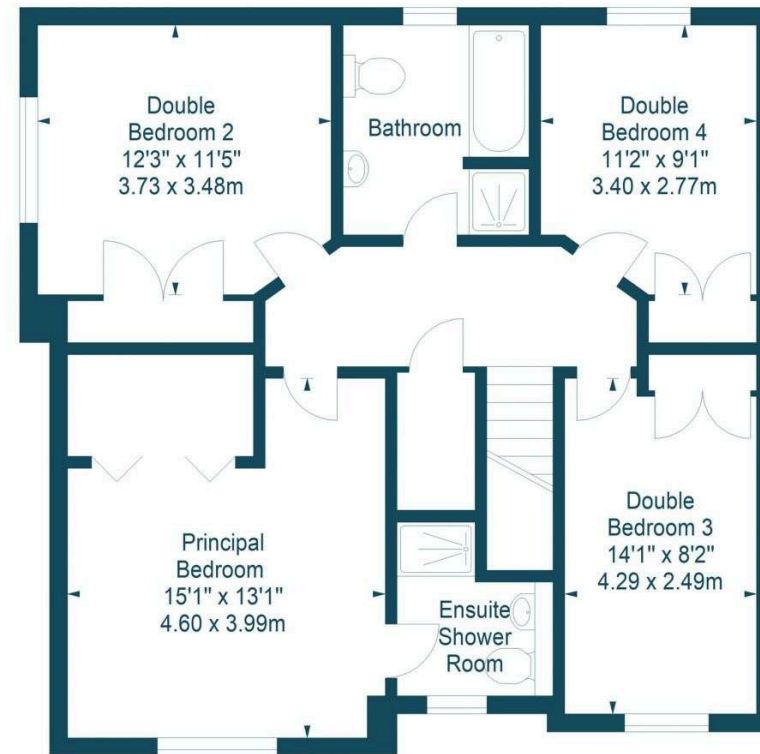
**Bramble Way,
Tranent, EH35 5NA**



Approx. Gross Internal Area
1696 Sq Ft - 157.56 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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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.