



72 WILDFLOWER CRESCENT
ORMISTON, EAST LoTHIAN, EH35 5AF



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Enjoying a peaceful village setting, with excellent amenities on the doorstep, this attractive four-bedroom detached home with two bath/shower rooms is complemented by a beautifully landscaped enclosed garden with a new summer house, plus solar panels and private parking with a driveway and garage.

An entrance hall with generous storage flows into the living room and kitchen, which offers a social dining area extending onto the garden. The southwest-facing living room is filled with natural light, whilst the contemporary kitchen pairs shaker-inspired cabinetry with wood-look worktops. Integrated appliances include an electric oven and gas hob, with additional space for white goods and pantry storage. The coordinating utility room houses a freestanding washing machine and tumble dryer, and provides garden access and a stylish WC.

A first-floor landing leads to four double bedrooms, including one with a fitted double wardrobe. The principal bedroom forms a private suite with a bright shower room with an electric shower, whilst the family bathroom has a bath and large linen cupboard.

FEATURES

- Desirable village with excellent everyday amenities
- Modern detached family home with attractive interiors
- Inviting entrance hall with storage
- Comfortable southwest-facing living room
- Charming shaker-inspired kitchen with dining area, garden access, and utility room/WC
- Principal bedroom with bright en-suite shower room
- Three further double bedrooms (one with storage)
- Bright three-piece family bathroom with linen storage
- Beautiful enclosed garden with a new powered summer house and shed
- Private driveway and integral single garage
- Gas central heating, solar panels, and double glazing





Gas central heating with combi boiler, solar panels, double glazing, and electrically operated blinds to the front windows create a warm and efficient home.

Outside, the house is positioned in front of a large communal green, while the enclosed rear garden features lawn and terrace areas, established planting, and surrounding countryside views. A new powered and insulated summer house with radiator heating provides a quiet home working or hobby space. Outside lights, taps, power points, and a shed also feature. A driveway and integral single garage provide private parking to the front.

Extras: All fitted floor coverings, light fittings with pendant lampshades, curtain poles and blinds, Bedroom 2 wardrobe, and integrated appliances are included in the sale. Freestanding dishwasher, four-door fridge freezer, and some lights are available by separate negotiation.







Ormiston

The attractive village of Ormiston is set amidst the picturesque county of East Lothian, known for its rolling countryside and rugged, breathtaking coastline. The sought-after village offers local amenities, including a post office, supermarket, medical centre, a GP surgery with a pharmacy, church, community centre, coffee shop, library, a playgroup, 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 with a dedicated nursery, 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, including a basketball site and skateboard park, and for those who enjoy outdoor pursuits, there is a tranquil old railway walk with East Lothian also offering 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.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

