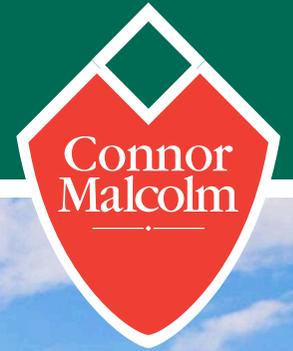


24 Juniper Avenue, Ormiston, EH35 5AD



### Description

Most impressive extended semi-detached villa quietly positioned within a desirable modern development situated in the historic East Lothian village of Ormiston conveniently placed for reliable everyday amenities such as shops for essentials, eateries, a village hall, a primary school, a playpark, and road and bus links. This striking home offers the perfect blend of style, comfort and practicality for today's family lifestyle. With its generous proportions and versatile layout, it is as well suited to everyday living as it is to entertaining.

- Hallway
- Living room with patio doors to the rear
- Well equipped kitchen featuring a Quartz worktop, dual-fuel range cooker, and boiling hot water tap
- Large, dual-facing master bedroom with extensive fitted storage and en-suite
- Two further double bedrooms
- Fourth double bedroom/multi-purpose reception room situated on the ground floor having an en-suite shower room and access to rear garden
- Hive controlled gas central heating and double glazing
- Enclosed rear garden
- A substantial garden studio provides an all-seasons entertainment space and could be used as a garden office, home gym and store
- Driveway

### Extras

The fitted carpets, freestanding dual-fuel 7 ring burner range cooker, washing machine, dishwasher, and fridge/freezer are included.

### Factor

The development is factored by Scottish Woodlands for approx. £25-£30 per month. This includes maintenance of communal areas.

**EPC Rating:** B



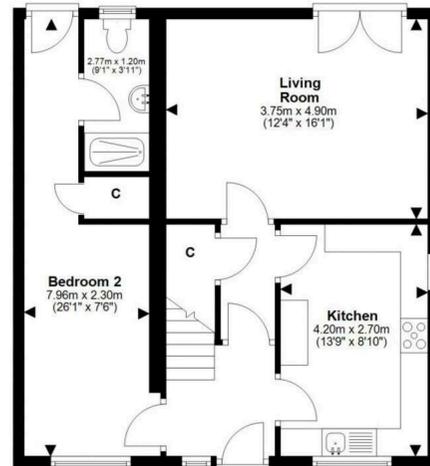
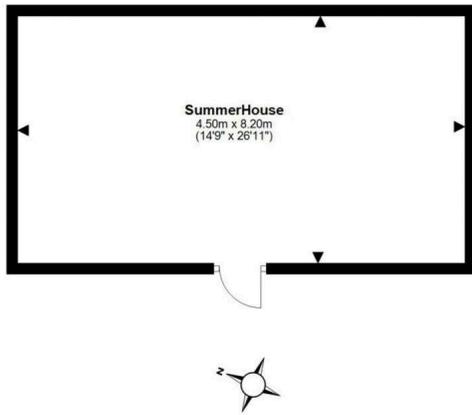
### Location

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, bowling club, and a pump track / skatepark facility. 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.

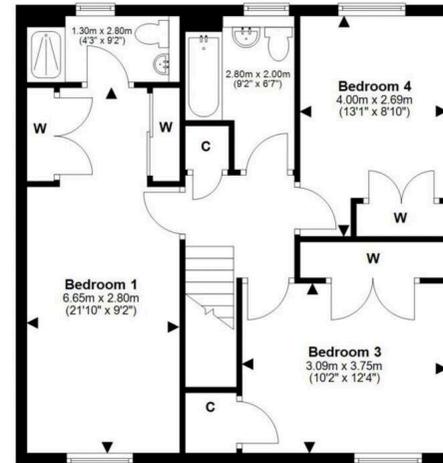
### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





**Ground Floor**



**First Floor**

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



**Connor  
Malcolm**

1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

