

Tranent

Call 01875 611211

Offers Over £115,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Co-Operative Buildings, Main Street, Ormiston EH35 5HA



Well presented and upgraded two bedroom upper flat set within the sought after East Lothian rural town of Ormiston, close to local amenities and transport links. Accessed by an open balcony to the rear, this property is perfect for a first time buyer and has a bright sitting room, modern fitted kitchen with roof light and integrated hob and oven, two double bedrooms and a shower room/WC. The property is presented fully furnished and the furniture is available by separate negotiation.

Accommodation

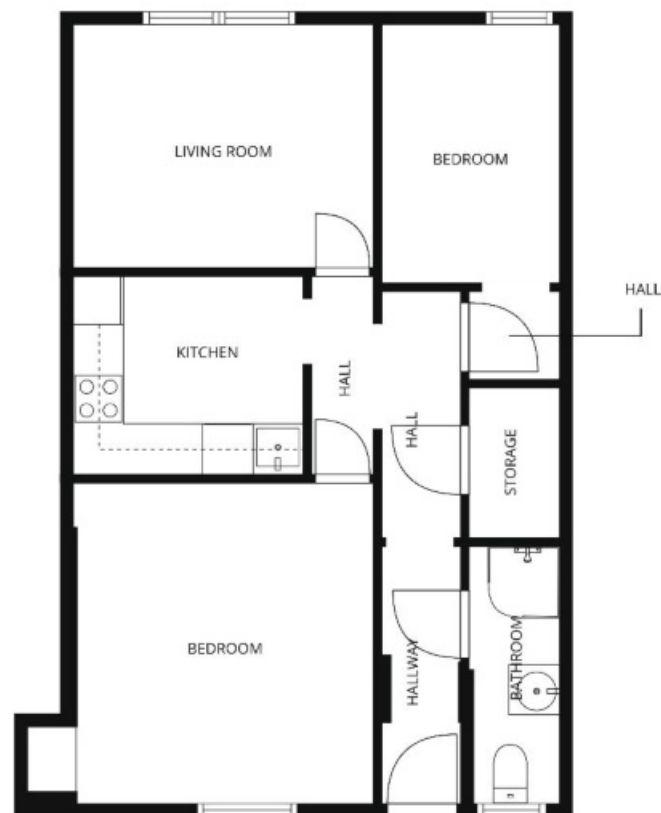
Accessed via entry phone at the main door to the open balcony and stairs at the rear of the building

- * Long hallway with walk in storage cupboard
- * Front facing bright sitting room
- * Modern fitted kitchen with integrated electric hob and oven
- * Two double bedrooms
- * Shower room/WC

ADDITIONAL INFORMATION

- * Electric heating
- * Some double glazing
- * Recently upgraded
- * Ample off street parking available
- * Fabulous rural location
- * Furniture available by separate negotiation

2 Co-Op Buildings Ormiston EH35 5HS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Situation

Ormiston is a quiet village situated approximately 3 miles from Tranent and is set amid the beautiful East Lothian Countryside. The village has much to offer in the way of local shopping for everyday needs and for more extensive shopping, Fort Kinnaird, only a short drive away, offers a wide range of "High Street Shops", a good range of restaurants, coffee shops as well as the new cinema complex. In nearby Tranent there are many shops too including both an Asda and Aldi store, leisure and sporting facilities, as well as an excellent sports centre. For the golfing enthusiast there are numerous golf courses in the area, the most famous being the Championship course at Muirfield. There are also regular bus services to surrounding areas, Edinburgh City Centre and with the A1 close by leading to all of Scotland's arterial routes, makes Ormiston an ideal location for the commuter.

Fixtures and Fittings

All fitted floor coverings, curtains, blinds and light fittings are included in the sale. The furniture and white goods are available by separate negotiation

although without warranty.

Services

Mains gas, electricity, water and drainage.

EPC

Band F

Council Tax

East Lothian Council Tax Band C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
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Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm



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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.