



24 Cockburn Drive, Ormiston, East Lothian, EH35 5LB



Welcome

Welcome to 24 Cockburn Drive - a beautifully presented rarely available spacious two-bedroom semi-detached house, set in the quaint East Lothian village of Ormiston, near Tranent. Situated in a much sought-after quiet residential location with wonderful open views, we are sure this property will prove to be extremely popular with a host of potential purchasers including first-time buyers and those with young family. There are private garden grounds to the front and rear providing ample space for outside entertaining. The property is ideally placed for all amenities being only a short walk from Primary schooling, with easy access for the commute to Edinburgh, surrounding towns, the A1, A68 and Scotland's Road Network. Early viewing is highly recommended to avoid disappointment.

- Stunning open countryside views to the front
- Hallway with bespoke under stair storage
- Spacious living and dining room with dual aspect windows to the front and rear
- Fitted kitchen with side garden access, a fantastic range of base and wall units, electric cooker, washing machine, and fridge freezer
- Upper hall with loft access and side facing window
- Bedroom one with window to the front providing stunning views, double built-in wardrobes, and boiler store cupboard
- Bedroom two with rear facing window, built-in airing cupboard, and feature wall panelling
- Lovely family shower room with large corner shower cubicle, raindrop overhead shower and attachment, wc and sink, half height tiling and wet wall panelling
- Gas central heating (Hive controller) and double glazing
- Ample on-street parking and parking bays
- Private garden to the front and sunny rear garden with decked area, patio and raised plant beds





Ormiston

Set within the heart of Ormiston, 24 Cockburn Drive enjoys a truly enviable position combining peaceful village living with a keen sense of community. Ormiston is renowned for its welcoming atmosphere and offers a highly regarded primary school, making it a popular choice for families. Ormiston has a village charm with everyday essential shopping needs met by the local Co-op, Post Office, a local mini market, and some lovely coffee shops including Hoods Honey and Rosearista. There is a popular play park and bmx pump track in walking distance. Further shopping options are a short drive away at Tranent, Haddington, The Fort Retail Park, and an easy commute to Edinburgh. Surrounded by beautiful open countryside, the area is perfect for those who enjoy the outdoors. There are a variety of scenic walks right on the doorstep, with well-maintained paths ideal for buggies and relaxed strolls alike. Locals are particularly fond of a charming route leading to a hidden gem- the Great Yew of Ormison, believed to be over 1,000 year old, quietly tucked away and treasured by those in the know. For a more indulgent pace, residents can enjoy a leisurely Sunday saunter to The Winton, a much-loved local restaurant, for a superb lunch before a gentle walk home. Despite its tranquil setting, Ormiston offers excellent connectivity, with an easy commute into Edinburgh via the A68, making it ideal for those seeking the best of both worlds- countryside calm with city convenience.

Extras

All floor coverings, light fittings, blinds where fitted, and electric cooker. No warranty applies to any free-standing white goods, integrated appliances or any other movable goods included in the sale. Other items including white goods may be available by negotiation and are subject to offer.



Get in touch

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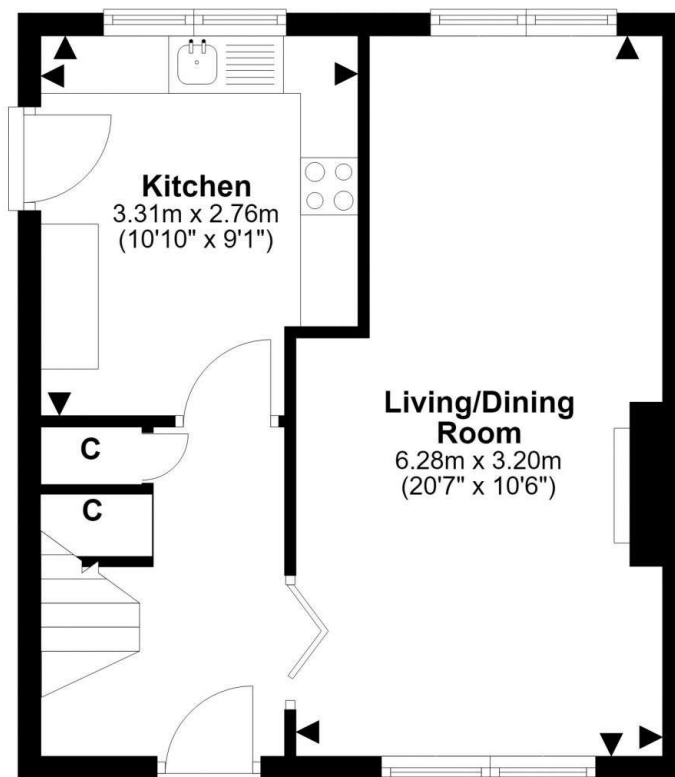
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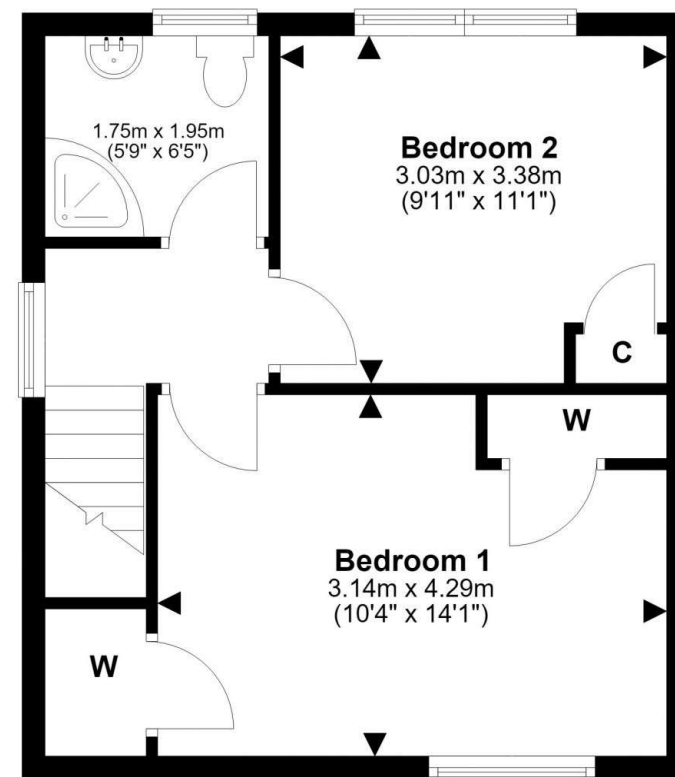


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.