

**Tranent**  
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**Offers Over £249,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**5 Meadowbank, Ormiston, EH35 5LQ**



Set within a sought-after residential area in the heart of Ormiston, this well-maintained semi-detached home offers around 101 sqm of bright and spacious accommodation. Built circa 1935, the property is arranged over two levels and features three generous double bedrooms along with two welcoming public rooms, making it an ideal choice for family living.

The home is presented in great condition, with excellent scope for modernisation to suit a buyer's own style. Outside, there are private garden grounds to the front, side, and rear, plus a driveway providing convenient off-street parking.

Perfectly positioned just a short walk from the local playpark, primary school, and library, this is a fantastic family home in a highly convenient village setting.

## Accommodation

### GROUND FLOOR:

- \* Entrance vestibule
- \* Hallway
- \* Living room with feature fire
- \* Kitchen
- \* Dining room with patio doors to the rear
- \* Shower room

### FIRST FLOOR

- \* Upper landing
- \* Master bedroom with fitted wardrobes and en-suite wc
- \* Two further spacious bedrooms

### ADDITIONAL INFORMATION

- \* Double glazing
- \* Oil fired central heating
- \* Fully enclosed wraparound garden
- \* Driveway providing ample parking

## 5 Meadowbank, Ormiston, EH35 5LQ

Approximate Gross Internal Area = 101.27 sq m / 1090 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272827)

### Situation

Ormiston is a picturesque historic village set within the beautiful East Lothian countryside located on the north bank of the River Tyne. As well as being an idyllic location offering a good selection of independent shops, a café, local pub / restaurant, supermarket, post office, doctors surgery, library and play park it is within close proximity to the coast and excellent road and rail commuter links to Edinburgh, surrounding towns, villages and attractions. Excellent Primary schooling is available in the village and secondary schooling and a wider range of facilities in nearby Tranent.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains electricity, water and drainage

### EPC

Band E

### 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  
Phone: 01875 611211  
Email: tranent@cullenkilshaw.com

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



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