

Tranent

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Offers Over £200,000

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5 Ormiston Crescent East, Tranent, EH33 1JX



A beautifully presented turn-key semi-detached villa, offering stylish and well-proportioned accommodation extending to approximately 74m². Built in 1935, this attractive home combines character with modern, practical living.

The property features two spacious double bedrooms and a bright dual-aspect open plan living and dining room, creating an excellent sense of space and natural light. Patio doors open directly onto the rear garden, making it ideal for both everyday living and entertaining.

To the rear, the garden has been thoughtfully designed for easy maintenance, providing an attractive outdoor space with minimal upkeep. A detached garage, complete with power and lighting, is currently utilised as a home gym, while the private driveway offers ample off-street parking.

Situated in the popular East Lothian town of Tranent, the property enjoys a convenient setting close to local shops, schools and everyday amenities, with excellent transport links making commuting to Edinburgh and surrounding areas straightforward.

Accommodation

GROUND FLOOR

- * Hallway
- * Dual aspect living / dining room with patio doors to the rear
- * Modern fitted country style kitchen

FIRST FLOOR

- * Upper landing
- * Two spacious double bedrooms with fitted wardrobes
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private landscaped garden grounds to the rear designed for easy maintenance
- * Detached single garage with power and light
- * Mono-block driveway providing ample parking

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Approximate Gross Internal Area = 74.5 sq m / 802 sq ft

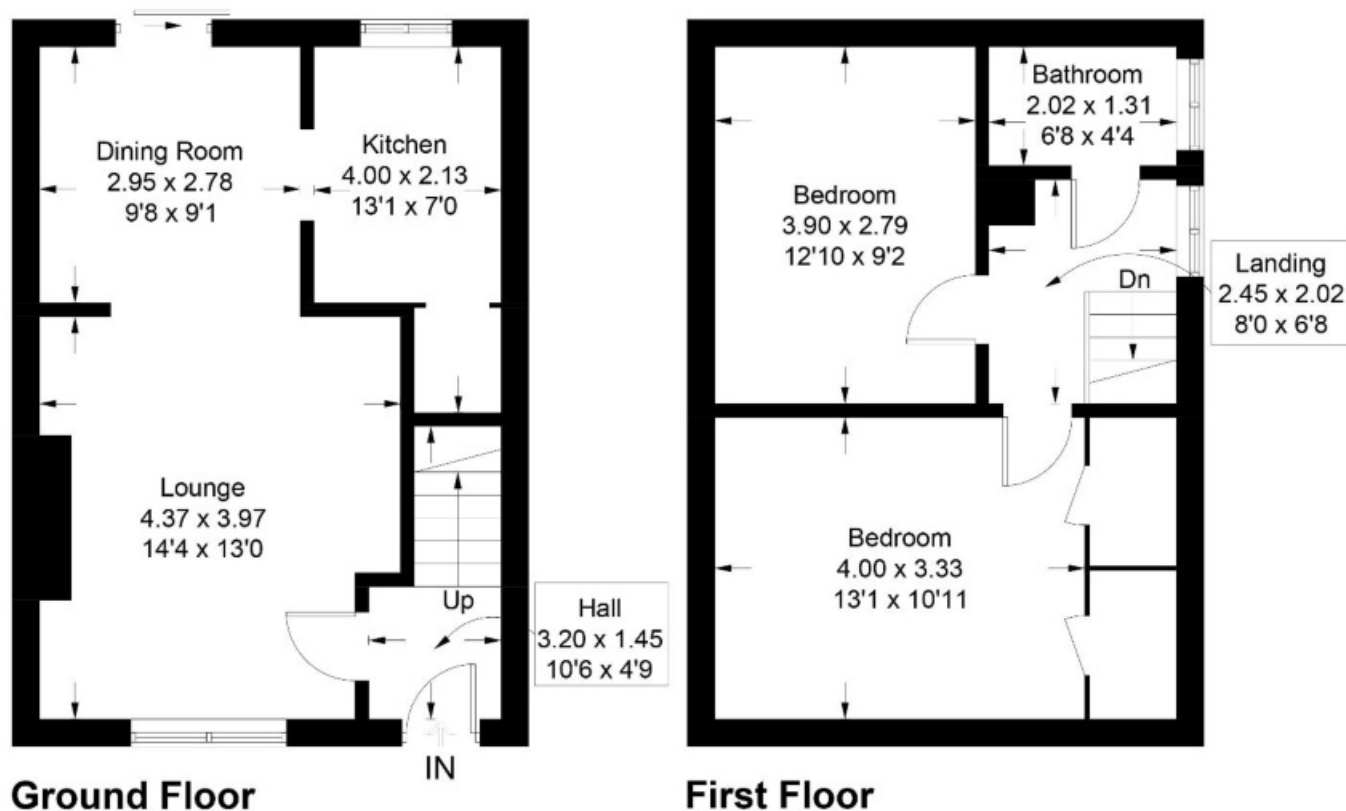


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300519)

Situation

Located in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, banks, various restaurants, pubs, a library plus the recently opened Aldi and Asda stores. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

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 gas, electricity, water and drainage.

EPC

Band D

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

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Tranent, EH33 1HH
Phone: 01875 611211
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm



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