



24 Meadowbank Road, Ormiston, EH35 5LH



Welcome

This charming semi-detached cottage offers beautifully presented accommodation all on one level, ideal for a variety of buyers. A welcoming vestibule leads into the entrance hall, setting the tone for the home. To the front, the cosy lounge is bathed in natural light thanks to a twin window formation, with a living flame gas fire providing a lovely focal point and creating a warm, inviting space to relax. A breakfast bar provides a natural flow through to the stylish, modern kitchen, which has been thoughtfully designed with an excellent range of base units, integrated washing machine, dishwasher and ample worktop space. The décor is finished in neutral tones with tasteful tiling, the sink is perfectly positioned beneath twin windows overlooking the south-facing garden bringing in fantastic light and a lovely outlook. There are two generous double bedrooms. Bedroom one is positioned to the front and benefits from a good range of wardrobes included within the sale. The second bedroom is situated to the rear, with both rooms offering a calm and restful feel. The accommodation is completed by a shower room/wet room with natural light from a window, part tiling, incorporating a shower, wash hand basin and WC.

Externally, the property truly excels. To the front, there is a spacious chipped garden with dropped kerb providing ample space for off-street parking. The gardens extend to the side and rear, offering a fantastic mix of chipped areas, patio and lawn-ideal for outdoor living. A standout feature is the superb gazebo, perfect for enjoying the garden in all weathers. There are also two large garden sheds included within the sale, along with mature shrub borders adding colour and privacy. The rear garden enjoys a desirable south-facing aspect.

The property would be ideally suited to downsizers, first-time buyers or those looking for potential to extend into the attic space (subject to the usual consents). Further benefits include gas central heating and double glazing.







Ormiston

Set within the heart of Ormiston, 24 Meadowbank Road enjoys a truly enviable position combining peaceful village living with a strong 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. 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

Included in the sale are window coverings, double bed and wardrobes in Bedroom 1, fridge freezer and two garden sheds.



Get in touch

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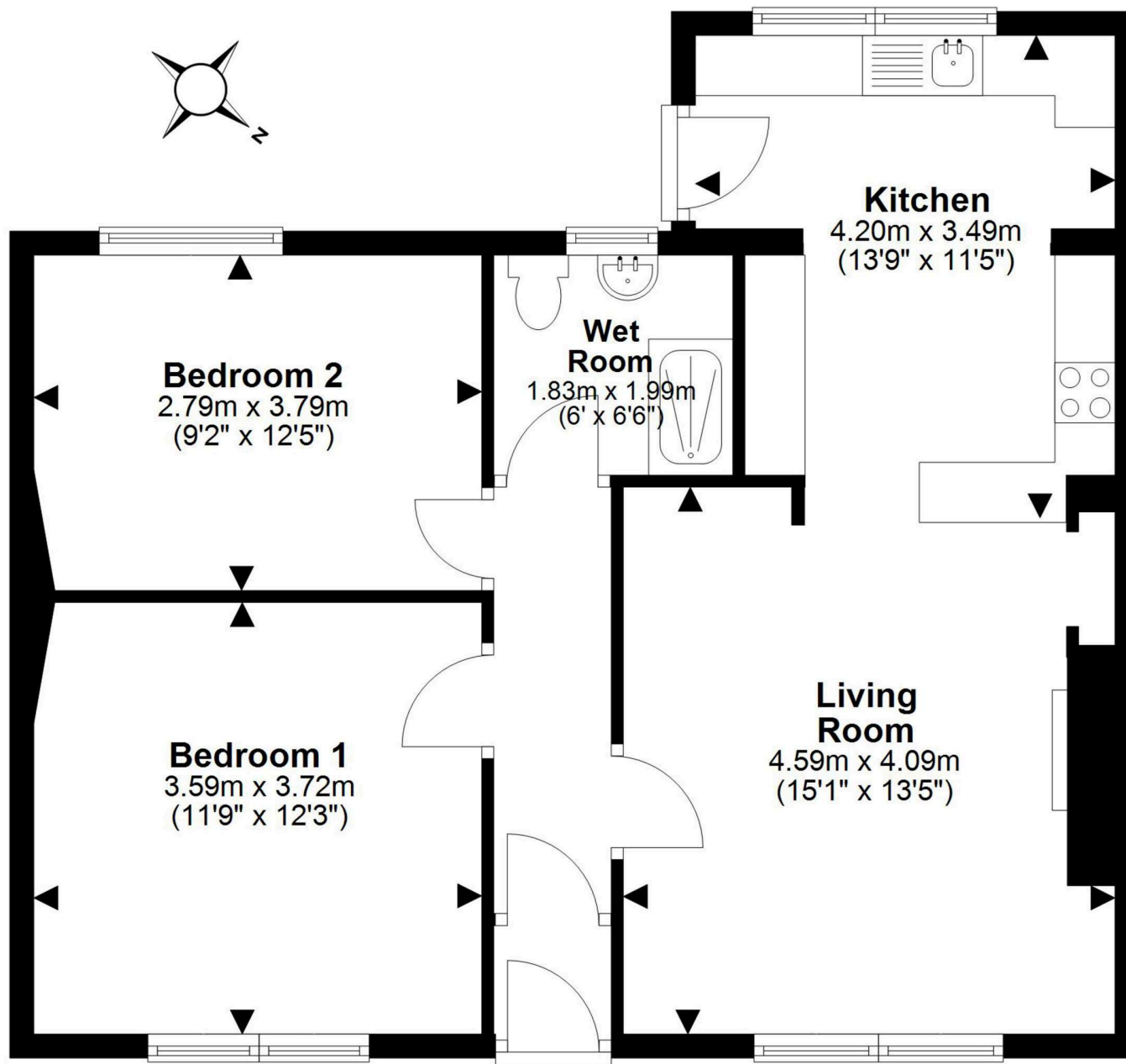
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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.