

Tranent
Call 01875 611211

Offers Over £260,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



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



Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867
Tranent, Tel 01875 611211

Full members of:

