



GARDEN STIRLING BURNET

12 BERRY GROVE
ORMISTON, TRANENT, EH35 5NB



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Occupying a corner plot, this executive four-bedroom detached house is a spacious family home finished to exceptional standards. It includes a large kitchen/dining room, as well as a four-piece family bathroom, an en-suite, and a WC. The property also has a conservatory extension, excellent storage, ample private parking, and a landscaped garden. It forms part of a sought-after modern development and provides a semi-rural lifestyle, just a 35-minute drive from Edinburgh city centre and 5 minutes from the idyllic Pencaitland Railway Walk. Nestled behind a front garden, the home's main door opens into a hall that sets that interior standards. It also offers a WC before leading left into the living room. The neutral décor and Amtico floor continue here (and throughout the ground level), elevating the living space while enhancing an airy ambience. A subtle accent wall brings further refinement, drawing attention to the modern fireplace which provides a focal point for sofas. A charming conservatory provides an additional space for relaxing and socialising – one that enjoys a suntrap aspect. Meanwhile, the open-plan kitchen and dining room offers a generous footprint for sociable family meals and lively dinner parties. It enjoys a monochrome aesthetic with white cabinets alongside stone-inspired worktops and upgraded tiling. The modern look is also streamlined by integrated appliances.

FEATURES

- Executive detached house with corner plot
- Part of a sought-after modern development
- Semi-rural setting in Ormiston village
- Neutral interiors and high-quality fixtures
- Welcoming entrance hall with a WC
- Spacious living room with focal-point fireplace
- Charming conservatory with suntrap aspect
- Modern, open-plan kitchen/dining room
- Separate utility room for discreet laundry
- Four double bedrooms with built-in wardrobes
- Modern three-piece en-suite shower room
- Four-piece family bathroom with shower cubicle
- Neatly kept front and suntrap rear gardens
- Integral garage and a double driveway
- Gas central heating and double glazing





A separate utility room ensures a quiet setting for laundry. Upstairs leads to the four double bedrooms, all of which feature built-in wardrobes, as well as neutral styling and plush carpets. The principal bedroom has the added luxury of a modern en-suite shower room too. A four-piece family bathroom (that includes a shower cubicle) completes the interiors. Gas central heating and double glazing ensure year-round comfort. Outside, the home boasts a southeast-facing rear garden, which is fully enclosed and carefully landscaped with patio stones and a neat lawn. It forms a delightful space for summer enjoyment. To the front, there is a double driveway and an integral garage with convenient access to the utility room.

Extras: all fitted floor coverings, window blinds, light fittings, integrated appliances (gas hob, new double oven fitted in January 2026, fridge/freezer, and dishwasher), a new washing machine (fitted in January 2026), and a tumble dryer to be included. Additional furnishings are available by separate negotiation.







TRANENT

Ormiston

The attractive village of Ormiston is set amidst the picturesque county of East Lothian, known for its rolling countryside and rugged, breathtaking coastline. The sought-after village offers local amenities including a shop, supermarket, medical centre, church, community centre, coffee shop, library, and a bowling club. Ormiston is well located for Tranent (4 miles away) and the market town of Haddington (8 miles away), both offering an excellent choice of shops, cafes, and restaurants. For educational facilities, there is a well-regarded primary school together with a nursery in the village, which is followed by secondary education at Ross High School in nearby Tranent. Ideal for families, the village boasts a number of lovely play parks, and, for those who enjoy outdoor pursuits, East Lothian offers a variety of landscapes, from walking in the Lammermuir hills to exploring the surrounding coastline. Ormiston is within easy commuting distance of Edinburgh (approximately 14 miles away) and is also conveniently served by bus services.



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To learn more about Tranent





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

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FLOORPLAN

