



1 Primrose Meadows, Ormiston, Tranent, East Lothian, EH35 5ND

Immaculately Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Immaculately presented, this spacious four-bedroom detached home boasts gardens to the front and rear, a driveway and integral garage. Set in a modern and family-oriented development in the popular East Lothian town of Ormiston.

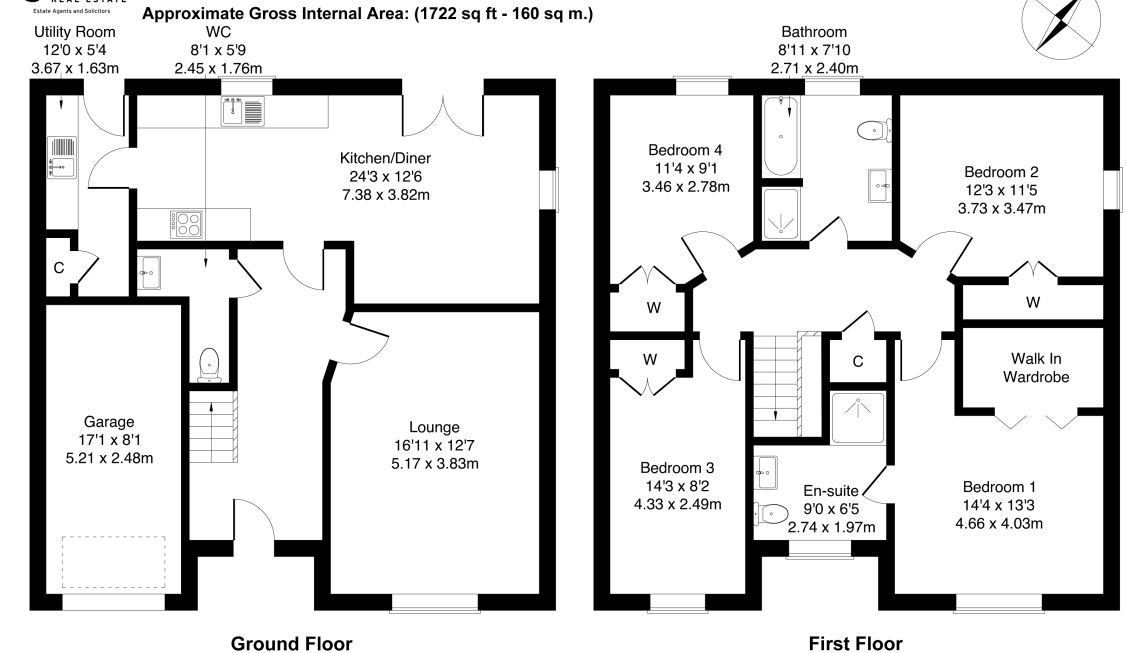
Comprises an entrance hall, living room, kitchen/dining, utility, four double bedrooms, an en-suite shower room, a family bathroom and a ground floor WC. Tastefully finished, highlights include a stylish kitchen with appliances, modern bathroom suites, and excellent built-in storage. Further features include gas central heating, uPVC double glazing, TV and telephone points, and contemporary flooring and lighting throughout.

Externally, the property benefits from well-maintained gardens to the front and rear, with patio areas and a playswing, as well as a double driveway to the front leading to the garage.

A welcoming entrance hall provides access throughout the ground floor, including a convenient WC, and stairs leading to the upper hall. Set to the front and enjoying a south-easterly aspect, the bright and inviting living room is finished with light décor and carpeted flooring, with a wall-mounted TV point. To the rear, a generous dining kitchen provides an excellent space for both entertaining and family life, with an exceptionally spacious dining area and patio doors opening directly onto the rear garden. The stylish kitchen is fitted with contemporary units, wood-effect worktops with matching upstands and splashbacks, a sink with drainer, and a comprehensive range of integrated appliances, including an eye-level double oven, gas hob, fridge/freezer and dishwasher. A separate utility room provides further matching units and worktops, excellent storage provision, a sink with drainer, space for freestanding appliances, a built-in cupboard and additional access to the garden.

On the upper floor, the spacious master bedroom is set to the front, and features carpeted flooring, a large walk-in wardrobe and a modern en-suite shower room. Three further well-presented bedrooms, all benefiting from carpeted flooring and built-in wardrobes, provide excellent flexibility for family living, guests or home working. Completing the accommodation, the modern family bathroom is fitted with a stylish four-piece suite and tiled splash areas.

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Ormiston is a charming historic village set in the scenic countryside of East Lothian. Favoured by families and commuters alike, it features a blend of contemporary homes alongside beautiful traditional stone cottages. The village hub includes local shops, a cosy café, a welcoming pub, and a convenient Co-Op supermarket. Residents also benefit from a lively Community Centre, a modern healthcare practice, and a well-regarded primary school. Just a short distance away, Tranent provides a broader range of high-street stores as well as ASDA and ALDI supermarkets. Ormiston boasts a

popular children's playground and easy access to numerous walking and cycling routes, including the old Pencaitland Railway trail. The wider East Lothian area is known for its stunning beaches and excellent golf courses. For commuters heading to Edinburgh, there is direct road access via the A68 to the city bypass, frequent train services from nearby Wallyford or Longniddry stations, and a regular East Coast bus connection.





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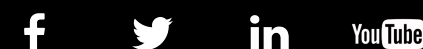
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