



1 Park Road, Ormiston, Tranent, East Lothian, EH35 5JS

Tastefully Presented & Spacious, Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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Property Description

Tastefully presented and spacious, this three-bedroom, semi-detached villa includes gardens, a garage and a multi-vehicle driveway. Set on a generous corner plot in an established residential area of the charming rural village of Ormiston, East Lothian.

Comprises a vestibule, hallway, living room, dining/kitchen, three double bedrooms, a family bathroom, and a floored loft.

Highlights include a modern fitted kitchen with appliances, a stylish bathroom, updated doors, and contemporary flooring. Additionally, it features HIVE central heating, a wood-burning stove, extensive solar panelling with battery storage, and double glazing.

Externally, to the rear, there is a lawn, patio and summer house, while to the front there is a landscaped patio garden, a multi-vehicle driveway and a powered garage with an adjoining store.

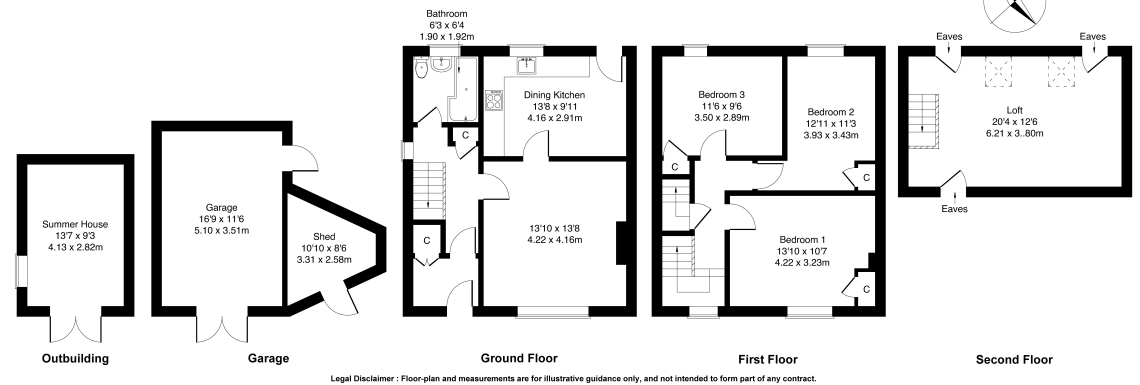
A generous reception vestibule provides ample space for coats and outerwear, with tiled flooring for easy maintenance and access to an understairs storage cupboard. The hallway leads to the lounge, bathroom and carpeted staircase, and features contemporary wood-effect flooring. Situated to the front of the property, the good-sized living room boasts an attractive fireplace incorporating a wood-burning stove, along with a wall-mounted TV point and tasteful ceiling coving. Accessed from the lounge, the kitchen offers space for a breakfast or dining table and features tiled flooring, spotlighting and a door leading to the rear garden. The modern fitted kitchen is complemented by real-wood worktops, a sink with a pull-out spray tap and a comprehensive range of appliances. Completing the ground floor, the stylish, updated bathroom is fitted with a contemporary suite, including a P-shaped bath with a shower unit, tiled walls, spotlighting and a ladder-style radiator.

On the first floor, contemporary wood-effect flooring continues throughout three versatile bedrooms, each offering space for freestanding storage. Bedroom three also provides access to the loft staircase. The loft features Velux windows, spotlights, carpeted flooring and useful eaves storage.



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Approximate Gross Internal Area: (1615 sq ft - 150 sq m.)



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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