



13 Marketgate, Ormiston, East Lothian, EH35 5LS

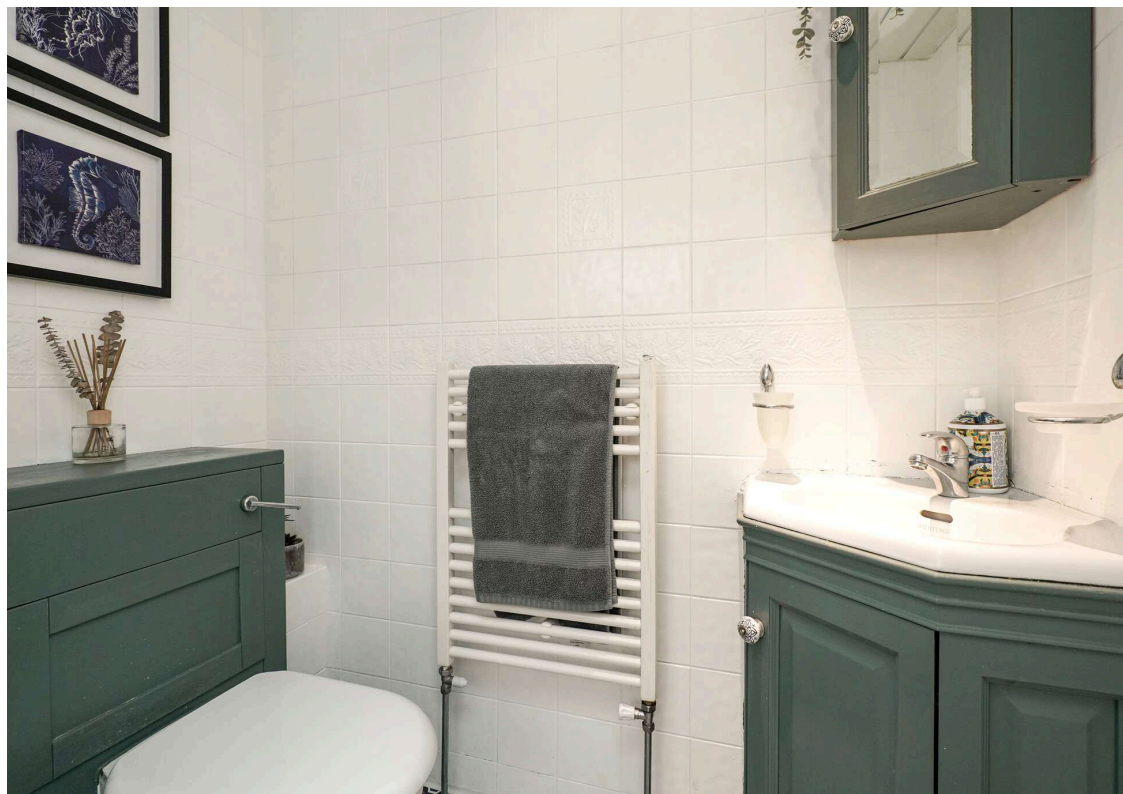
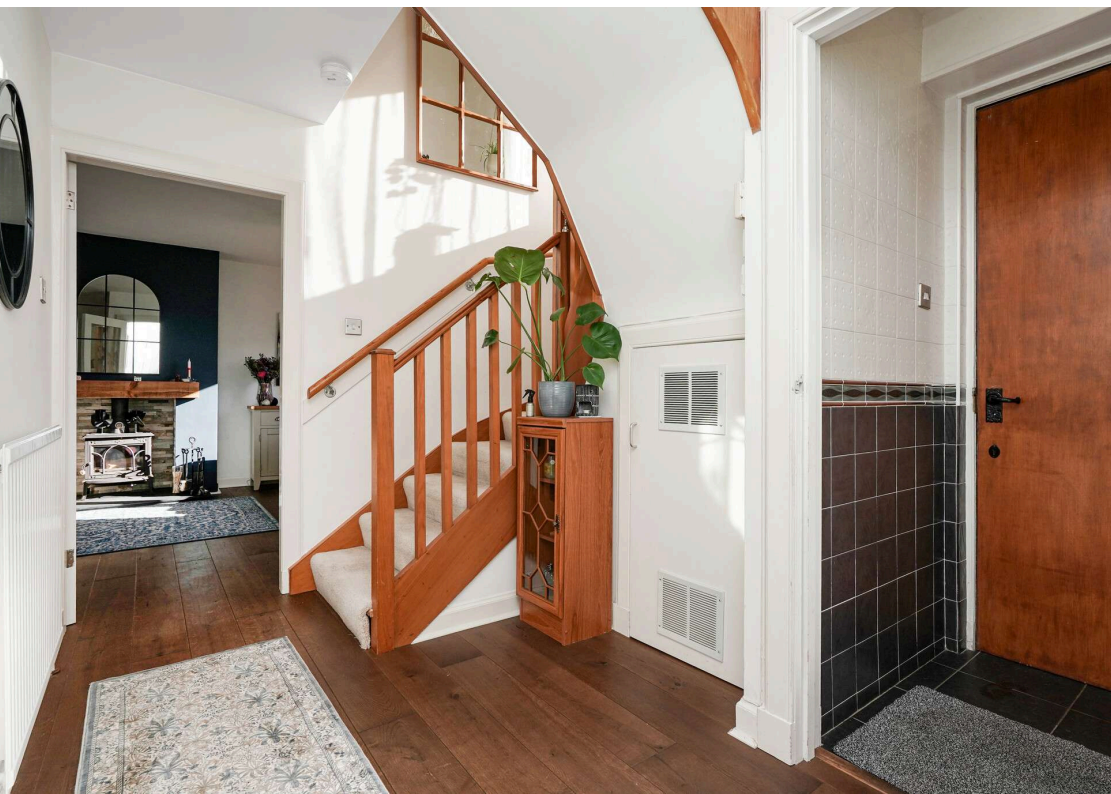


Welcome

Welcome to 13 Marketgate, Ormiston, near Tranent. We are delighted to present to the market this exceptionally rare and spacious three-bedroom linked by a garage detached residence, offering versatile living accommodation over two levels. Set within a highly sought-after Cul de sac just off the Main Street, this property is presented in excellent condition having been well maintained and improved by its current owners. This outstanding home will appeal to a variety of purchasers, particularly growing families seeking flexible and expansive living space. The gardens to both the front and rear provide the perfect backdrop for outdoor entertaining and relaxation. Ideally positioned within walking distance of Ormiston's Main Street, this property enjoys easy access to a full range of local amenities, as well as excellent transport links to Edinburgh, the A1, A68, and the wider Scottish road network. Early viewing is strongly advised to avoid missing this superb opportunity.

- Entrance vestibule with built-in storage
- Hallway with under stair storage
- Ground floor WC
- Spacious living and dining room with front facing window, fireplace with log burning stove
- Garden room with light and power, providing rear garden access
- Superb, fitted kitchen with a range of base and wall units, worktops and matching splashbacks, and a full range of integrated appliances
- Upper hall with loft access
- Main bedroom with rear facing window providing open countryside views, and his and hers double wardrobes
- Bedroom two, rear facing with built-in storage
- Bedroom three, front facing with built-in wardrobes and storage
- Family shower room, walk-in, with wet wall panelling, vinyl roof, electric shower, wc, sink, and heated towel radiator
- Gas central heating, log burning stove, double glazing, and EV charger
- Driveway and garage with light, power, water, and overhead storage
- Private garden to the front and rear, ideal for relaxation and outside entertaining







Ormiston

Ormiston is a charming East Lothian village offering a peaceful rural setting with strong community appeal. Centred around its broad, tree-lined Main Street, the village provides essential amenities including a Co-op, Post Office, medical centre, library, café, and a well-regarded primary school, with secondary schooling at Ross High in Tranent. Excellent outdoor space includes a large play park, pump track, skate park, and scenic walking routes. Regular bus services and nearby rail links at Wallyford and Prestonpans ensure easy access to Edinburgh. A well-connected village combining countryside living with everyday convenience.

Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any free-standing white goods, integrated appliances or any other movable goods included in the sale.





Get in touch

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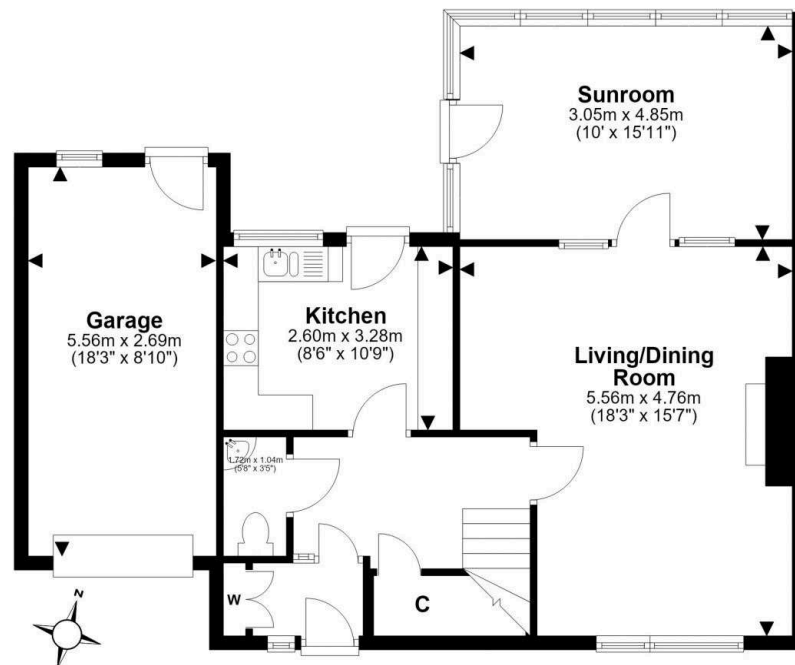
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103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

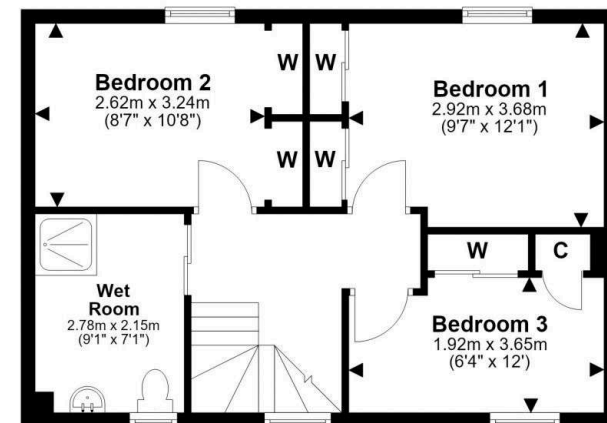


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.