



License No: ES100012703



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

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ORMISTON
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UNIQUE OPPORTUNITY TO BUY

**TRADITIONAL TERRACED COTTAGE
EXTENDED TO OFFER
ACCOMMODATION ON TWO LEVELS
WITH PRIVATE GARDEN TO REAR**

**ENTRANCE HALL
LOUNGE/DINING ROOM
KITCHEN
DOWNSTAIRS BEDROOM
SHOWER ROOM
MASTER BEDROOM
ENSUITE BATHROOM
GAS CENTRAL HEATING
DOUBLE GLAZING**

**VIEWING: TELEPHONE GSB
PROPERTIES 01620 825368**

GENERAL DESCRIPTION

Ormiston is a popular picturesque semi rural village well served with local shops catering for everyday requirements, a library and excellent primary school. More comprehensive shopping and recreational facilities are available in Tranent, Dalkeith and Haddington. The village is surrounded by typically beautiful East Lothian countryside which includes some lovely nature trails by the old railway line just over the bridge – ideal for cyclists and walkers alike. It is also within comfortable commuting distance to Edinburgh via the city bypass as well as providing easy access to the city, airport and motorway networks.

The property is a traditional terraced cottage which has been extended into the attic. This attractive property is well presented and has access to a lovely private garden to the rear. The entrance hall provides access to a downstairs bedroom and a shower room and there is an impressive large lounge/dining room and a fitted kitchen. An open tread staircase from the lounge leads to a large master bedroom with ensuite bathroom. The property has double glazing and gas central heating.

Viewing is essential to appreciate this unique property

ACCOMMODATION

ENTRANCE HALL

The hall has fitted carpet and a central heating radiator.

SHOWER ROOM 2.7M X 1.4M (8'8 X 4'8)

Useful downstairs shower room fitted with a three piece suite comprising low level w/c, wash hand basin and shower cubicle. Glazed window to the front.

BEDROOM 3.5M X 2.5M (11'4 X 8'2)

Bedroom to the front of the house with fitted carpet and window to the front aspect. There is also an Edinburgh press closet for useful storage.

LOUNGE/DINING ROOM 5.2M X 4.0M (17' X 13'1)

An impressive room with two double glazed windows to the rear of the property, both with fitted shutters. The room has extensive use of wooden panelling, adding to the character and there is a fireplace, two central heating radiators and laminate flooring. Ample space for dining table and chairs. Open tread staircase to master bedroom.

KITCHEN 3.1M X 1.8M (10'3 X 6')

The kitchen has fitted units and a stainless steel single drainer sink with mixer tap. Tiled floor; central heating radiator and a double glazed window and stable door to rear garden.

MASTER BEDROOM 4.6M X 4.1M (15'1 X 13'4)

The master bedroom is accessed by an open tread staircase from the lounge and has exposed wooden ceiling beams, two double glazed velux windows to the rear of the property. This room is well proportioned with a central heating radiator; fitted carpet and fitted storage cupboards. Access to ensuite bathroom.

ENSUITE BATHROOM 1.9M X 1.8M (6'4 X 5'10)

A useful ensuite bathroom with a three piece white suite, mosaic effect partial wall tiling, cork floor tiles, a central heating radiator and a glazed panel to the master bedroom and exposed wooden ceiling beams.

EXTRAS

All floor coverings and light fittings.

GARDENS

The property has attractive private gardens to the rear, with a variety of plants and shrubs. A large lawn area.

COUNCIL TAX BAND - C

