



3 Flora Place, Ormiston, Tranent, East Lothian, EH35 5AE

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

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Property Description

Immaculately presented and spacious four-bedroom, detached family home with gardens, a double driveway, and an integrated garage. Set in a leafy and highly desirable residential development in the rural village of Ormiston, East Lothian.

Comprises an entrance hall, a semi-open-plan living/dining room and kitchen, a utility room, four double bedrooms, an en-suite, a family bathroom and a ground-floor WC.

Highlights include a stylish integrated kitchen, modern bathrooms, continuous LVT flooring, gas central heating and solar panels. Tastefully finished throughout, there is also double glazing, superb storage, including a floored loft and the garage with power and lighting.

South-facing the front is a lawn and the driveway, whilst an enclosed rear garden features a lawn, with wood and paved patios.

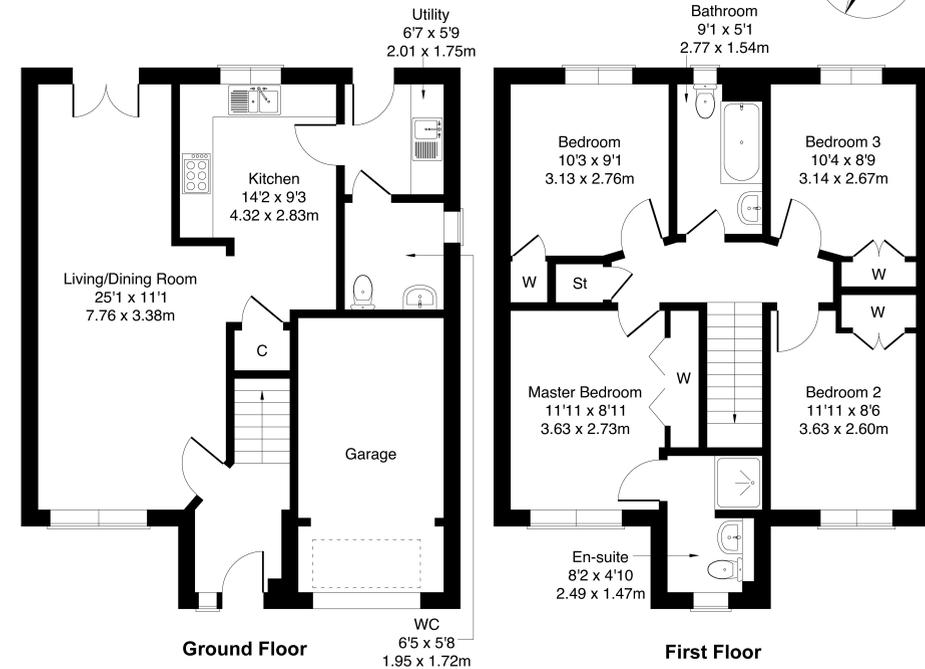
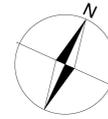
The welcoming entrance hall provides direct access to the staircase and the impressive living and dining area, creating a practical yet inviting first impression of the home. The generous living and dining room is a bright and versatile space, beautifully finished with wood-effect flooring and enhanced by wall mounted TV point and central light fittings. French doors open directly onto the rear garden, allowing natural light to pour in and offering a seamless connection between indoor and outdoor living. There is ample space for both a comfortable lounge suite and a substantial dining table, making this an ideal setting for everyday family life as well as entertaining guests. The modern fitted kitchen continues the stylish wood effect flooring and is complemented by coordinating worktops and splashback. Thoughtfully designed with both storage and functionality in mind, it includes a built-in storage cupboard, spotlighting and a sink with a drainer. Integrated appliances comprise a fridge freezer, dishwasher, two ovens, a warmer drawer and a gas hob with canopy extractor above. Accessed from the kitchen, the separate utility room provides additional appliance space and practicality, while a convenient WC completes the ground floor accommodation.

Upstairs, the master bedroom offers a spacious and relaxing retreat. Finished with carpeted flooring and a central light fitting, it benefits from a built-in wardrobe with mirrored bi-fold doors and a modern en suite, creating a private and comfortable sanctuary. Three further well-proportioned bedrooms are located on the first floor, all featuring carpeted flooring and built-in wardrobes. Each room offers flexibility to suit a range of needs, whether as additional bedrooms, a home office or hobby space, and all provide comfortable accommodation with plenty of storage. A built-in store cupboard is situated off the first-floor hall, adding further practicality. Completing the property is the modern three-piece family bathroom, fitted with tiled effect flooring, a central light fitting, a tiled splashback surround and a shower over the bath, offering both style and convenience.



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Approximate Gross Internal Area: (1324 sq ft - 123 sq m.)



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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