



## 4 Strawberry Punnet, Ormiston, Tranent, East Lothian, EH35 5AH

Spacious, Four Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Immaculately presented and spacious, four-bedroom, detached family home with gardens, a driveway, an integrated garage, and superb countryside views. Set in a quiet and modern residential development in the rural village of Ormiston, East Lothian.

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

Ready-to-move-in, highlights include a large modern kitchen, stylish bathroom suites, and quality Karndean flooring on the majority of both floors. In addition, there is gas central heating, double glazing, and good storage including the garage with power and lighting.

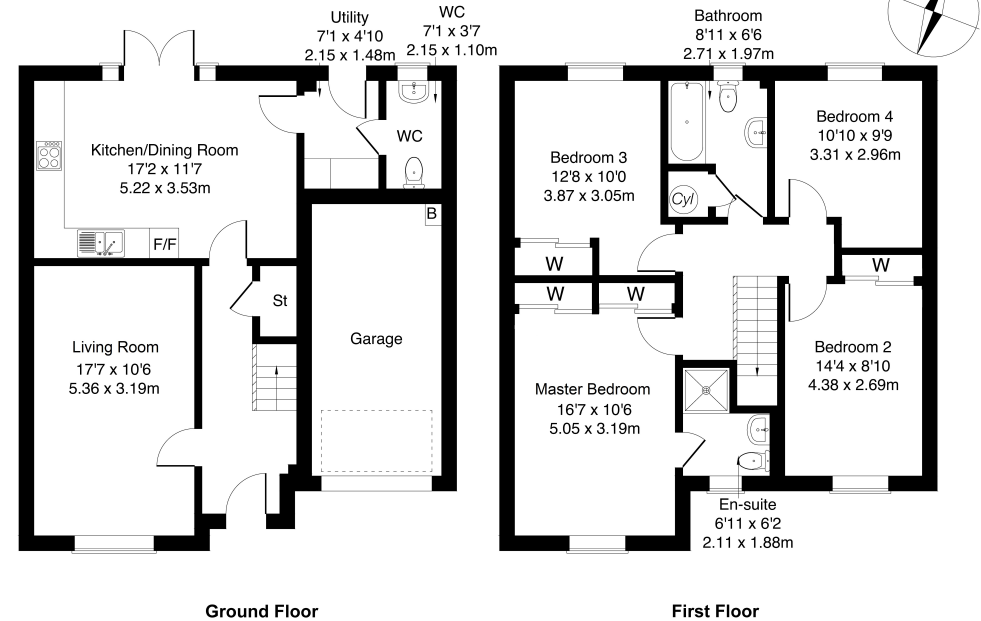
To the front, there is a lawn and mono-blocked double driveway; whilst the large rear garden includes a patio and lawn. Well positioned, allowing for views from the rear to the nearby hills and countryside, the property is part of a modern development with landscaped grounds and ample residents' and visitors' parking spaces.

A welcoming entrance has Karndean flooring continuing into the spacious front-facing living room, featuring a southerly aspect allowing plentiful natural light. Set to the rear, the large kitchen offers space for dining and patio doors accessing the garden; whilst modern fitted units and worktops include a ceramic sink with drainer, an integrated oven and induction hob, and a freestanding dishwasher. Set off the kitchen, the utility is fitted with further units and worktops, and offers space for freestanding appliances, whilst affording access to a convenient WC and further access to the garden.

On the upper floor, the master bedroom is set to the front with a large built-in wardrobe and a modern en-suite shower room; whilst three further tastefully presented bedrooms are set to opposite corners, with bedrooms two and three featuring a built-in wardrobe. Completing the accommodation, set to the rear, the bathroom is fitted with a modern three-piece suite including a mains mixer shower over the bath, partially tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (1485 sq ft - 138 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 historic village with a desirable rural setting, in East Lothian. Popular with families and commuters, the village offers a mix of modern housing and picturesque traditional stone-built buildings. The village centre offers local shops, a cafe, a pub and a Co-Op supermarket. There is also a vibrant Community Centre, a modern medical practice, and a highly regarded primary school. Nearby Tranent offers a wider variety of local high-street shopping together with an ASDA

and ALDI supermarket. There is a large and popular children's playpark, and access to the many walks and cycle paths including the old Pencaitland Railway network, whilst the East Lothian offers many superb beaches and golf courses. Commuting into Edinburgh, there is direct access via the A68 to the city bypass, commuter trains at Wallyford or Longniddry, and a regular East Coast bus service.





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