



McKinnon Forbes
Estate Agents & Solicitors

01875 611 211
www.mckinnonforbes.co.uk



30 CLARK BUILDINGS
ORMISTON



*“Great investment opportunity,
spacious 2-bedroom mid terraced
villa with garage & large,
floored attic”*



30 CLARK BUILDINGS, ORMISTON EH35 5LL

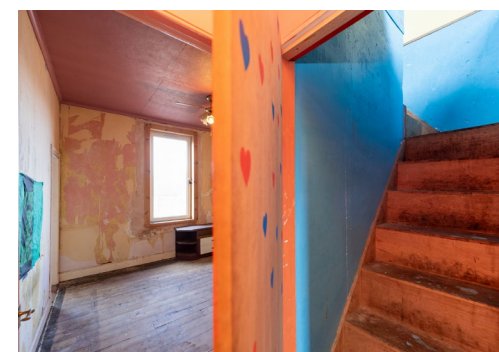
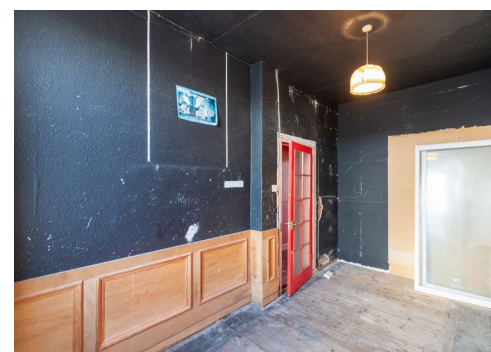
Great investment opportunity! Spacious 2-bedroom mid terraced villa with garage and large floored attic, now in need of complete refurbishment, set in a popular residential street within the sought after rural East Lothian village of Ormiston, close to local amenities. The accommodation comprises: on the ground floor: entrance into the property is via the rear of the property directly into the spacious kitchen/breakfast room, good size sitting room with fireplace and French doors leading to the garden. On the upper floor: 2 good size double bedrooms, and family bathroom/WC with electric shower over the bath. Stairs off the upper landing lead up to the large, floored attic space with Velux windows and power. The property benefits from gas central heating, double glazing and excellent storage throughout. There is a good size easily managed garden to the front and to the rear is a garden with drying area and access to the garage. Please email Solicitor should you wish to arrange a viewing.





Ormiston is a quiet village situated approximately 4 miles from Tranent and is set amid the beautiful East Lothian Countryside. The village has much to offer in the way of local shopping for everyday needs including a medical centre, a pharmacy, library, community centre and a large play park with a pump track and football pitch as well as a local primary school. For more extensive shopping, Fort Kinnaird, only a short drive away, offers a wide range of "High Street Shops", a good range of restaurants, coffee shops as well as the new cinema complex. In nearby Tranent there are many shops too including the new Asda and Aldi stores, leisure and sporting facilities, as well as an excellent sports centre. For the golfing enthusiast there are numerous golf courses in the area, the most famous being the Championship course at Muirfield. There are also regular bus services to surrounding areas, Edinburgh City Centre and with the A1 close by leading to all of Scotland's arterial routes, makes Ormiston an ideal location for the commuter.

*"Set in a popular street within the lovely rural
East Lothian village of Ormiston"*





VIEWING

Please contact our Tranent Office on 01875 611211

CLOSING DATE FOR OFFERS

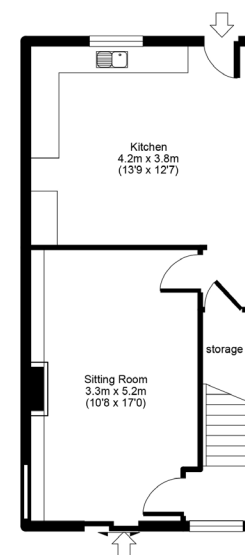
Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

ACCESS FOR SURVEYORS

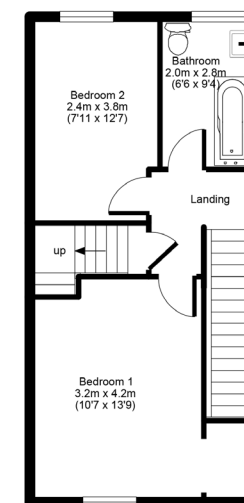
Contact Selling Agents – 01875 611 211

KEY FACTS

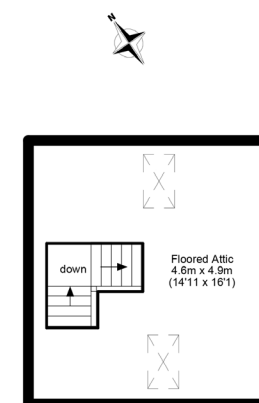
Bedrooms	2	
Reception Rooms	1	
Bathrooms	1	
Parking	Garage	
EPC Rating	D	
Council Tax	B	



Ground Floor



First Floor



Floored Attic

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NOTE:

All services throughout the property are UNTESTED. Any purchaser must satisfy themselves with the condition of any central heating boilers, radiators, and all other installations. Every care has been taken in the preparation of these particulars. However, no warranty can be given for the accuracy of the details contained herein.

Whilst these particulars have been carefully prepared and are believed to be correct, they are not warranted and do not form part of any contract to follow here on. If any particulars aspect is of relevance to you please contact this office for verification particularly if you are travelling some distance to view.