



9 Bramble Way
Ormiston, Tranent, EH35 5NA



VMH SOLICITORS



9

Bramble Way

Attractively presented end terraced villa quietly situated in this modern residential development in the popular East Lothian village of Ormiston.

- Welcoming hallway w/storage & WC
- Bright living room w/garden access
- Modern kitchen/dining room
- Master bedroom w/en-suite shower room
- Two further double bedrooms
- Family bathroom
- Gas central heating & double glazing
- Private gardens to the front, side & rear
- Driveway & allocated private parking



Home Report: £250,000

EPC Rating: C

9 Bramble Way has been well-maintained by its present owners and enjoys the benefit of gas central heating and double glazed window units. It comprises reception hall, lounge with double doors to the rear gardens, cloakroom/WC, fitted kitchen/dining room with integrated appliances, master bedroom with ensuite shower room, two further bedrooms and family bathroom.

There are easily manageable areas of private garden ground to the front, side and rear of the building and a driveway and allocated private parking to the side of the house provides off-street parking.

Extras: To include all fitted carpets and fitted flooring; light fixtures; oven; hob; cooker hood; fridge/freezer; curtains & blinds in the sale.



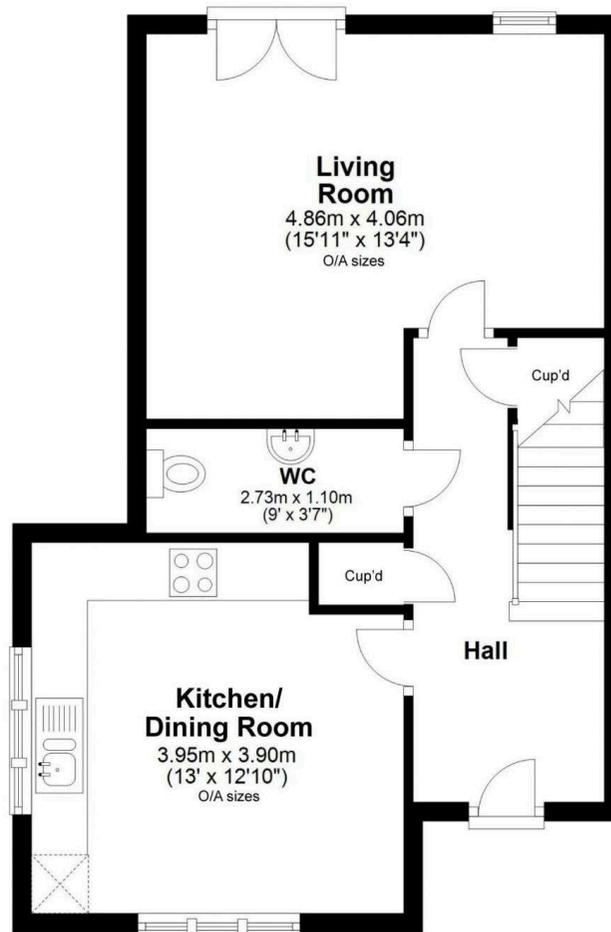




The charming village of Ormiston lies around 13 miles from Edinburgh making this a fantastic location for the daily commuter. The village has its own local CO OP shop, library and primary school.

Tranent is located just off the A1, approx ten miles from Edinburgh City Centre. The City Bypass is a short drive away and there is an excellent bus service, and train stations in nearby Wallyford and Prestonpans, all of which allow for easy access to Edinburgh City Centre and the surrounding districts.

The town centre offers a wide variety of shops and amenities, such as Aldi and Asda supermarkets, bank and post office services, health centre and a library. Further shopping facilities can be found in nearby Musselburgh and Fort Kinnaird Retail Park. Leisure facilities include golf courses, Meadowmill Sports Centre, a swimming pool and an indoor bowling centre, along with many parklands, open woodlands and beaches. Schooling is available from primary to secondary level.



Ground Floor



First Floor



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.