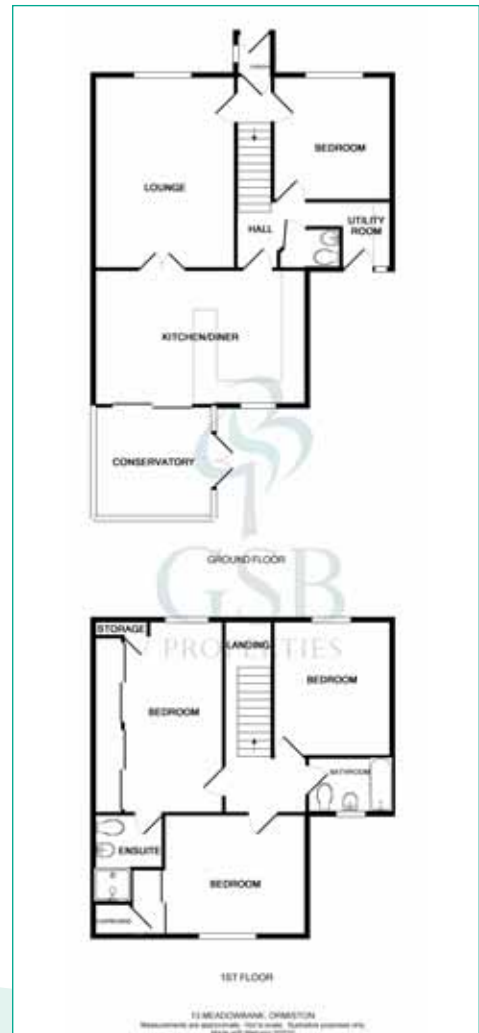




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If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive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



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13 MEADOWBANK  
 ORMISTON

**FIXED PRICE £194,000**



TO VIEW TELEPHONE 01620 825368 WEB [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)

## 13 MEADOWBANK

ORMISTON

**FIXED PRICE £194,000**

**SEMI DETACHED HOME WITH  
AMPLE SPACE AND LIVING  
ACCOMMODATION  
GREATLY MODERNISED AND  
EXTENDED  
SUPERB FAMILY HOME**

**ENTRANCE HALLWAY  
LOUNGE  
DOWNSTAIR W/C  
KITCHEN/DINING ROOM  
UTILITY ROOM  
CONSERVATORY  
4 BEDROOMS  
EN-SUITE SHOWER ROOM  
FAMILY BATHROOM  
GARDENS TO FRONT & REAR  
OIL FIRED CENTRAL HEATING  
DOUBLE GLAZING  
LARGE PARKING COURTYARD**

### General Description

The village of Ormiston is well served with shops catering for everyday requirements and there is an excellent primary school and library. Further schooling and shopping facilities are available within a short drive at Tranent. The village is also within comfortable commuting distance to Edinburgh and yet is still within easy reach of East Lothian's beautiful countryside and fine coastline. Meadowbank is situated in a popular residential area and within easy walking distance to the Main Street, school and park.

The property offered for sale is a traditionally built semi-detached villa which offers well-planned and flexible living accommodation. In recent years it has been greatly improved and extended (All approvals in place) to include a front porch and landscaped entrance/parking area, new windows, downstairs bedroom, split-level kitchen/dining room with utility and cloakroom off and master bedroom with en-suite shower room. In addition, there is a lovely Conservatory (Letter of Comfort in place) which has been added to the rear of the property. In brief, the accommodation comprises on the ground floor entrance porch, hall, double bedroom, lounge, kitchen/dining room, utility area and cloakroom, while upstairs there is a spacious main bedroom with en-suite shower room, two further double bedrooms and bathroom. Outside, there is a garden with a large parking courtyard to the front and enclosed garden to the rear. It is also an easily and economically run home with oil fired central heating and double-glazing and there are ample power outlets, TV and telephone connection points throughout.

This is a most attractive, spacious family home - well appointed and in excellent ready-to-walk-in condition. Early viewing is highly recommended.



### CONSERVATORY

Spacious addition to the property with French doors leading to the rear garden.

### BEDROOM 3.34m x 3.16m (10'11 x 10'4)

Downstairs bedroom 4, currently being used as an office. Wide window to the front aspect.

### LANDING

Staircase and landing leading to the first floor accommodation.

### BEDROOM 4.85m x 3.10m (15'10 x 10'2)

Master bedroom with wide window to the front aspect of the property. Built in wardrobes and further cupboard into eaves.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of low level w/c, wash hand basin and shower cubicle.

### BEDROOM 3.25m x 3.87m (12'7 x 10'7)

Second bedroom to the rear aspect of the property. Built in wardrobe with hidden cupboard through which houses the boiler. Window to rear.



**VIEWING: TELEPHONE  
GSB PROPERTIES  
01620 825368 OR  
OWNER 07805542963**

### Accommodation

#### ENTRANCE PORCH/HALL

Front door opens into the Entrance porch which in turn leads to the hallway, with access to the Lounge, Bedroom 4 and staircase leading to the first floor accommodation.

#### LOUNGE 5.17m x 3.81m (16'11 x 12'5)

Spacious lounge with wide window to the front aspect of the property. French doors leading to the open plan kitchen/dining room.

#### DOWNSTAIR W/C

Useful downstairs w/c fitted with a wash hand basin and low level w/c set in vanity unit.

#### KITCHEN/DINING ROOM 5.69m x 3.64m (18'7 x 11'10)

Set on two levels, the open plan kitchen and dining area is of appealing size and is fitted with a range of wall and base level units with work surface over. Window to the rear aspect with sliding patio doors to the conservatory.

#### UTILITY ROOM

Useful room with base level units and window to the rear aspect of the property.

#### BEDROOM 3.65m x 3.31m (11'11 x 10'9)

Third bedroom with wide window to the front aspect of the property.

#### FAMILY BATHROOM

Fitted with a three piece suite comprising low level w/c, wash hand basin and panel bath.

#### GARDENS

The front garden is enclosed by an attractive low-level boundary wall and includes a large driveway with wrought iron gates. The larger garden to the rear, which is fully enclosed by timber fencing, is a wonderful sun trap in the summer months and includes paved/patio sitting areas adjacent to the house, as well as raised wooden decks at the bottom of the garden and to the side. Garden shed and greenhouse.

#### EXTRA

All floor and light fittings. Curtains and Blinds. American style fridge freezer. Dishwasher. Washing Machine. Condenser Tumble Dryer.

#### COUNCIL TAX BAND - D

HOME REPORT VALUATION - £210,000

