

# 26 Juniper Avenue

ORMISTON, TRANENT, EAST LoTHIAN, EH35 5AD



*Charming three-bedroom semi-detached family home in the town of Ormiston, East Lothian*



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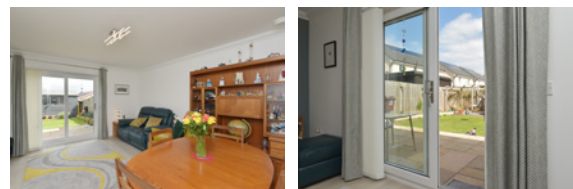


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Mcewan Fraser Legal is delighted to present this charming three-bedroom semi-detached family home in the town of Ormiston, East Lothian.

# THE LIVING ROOM



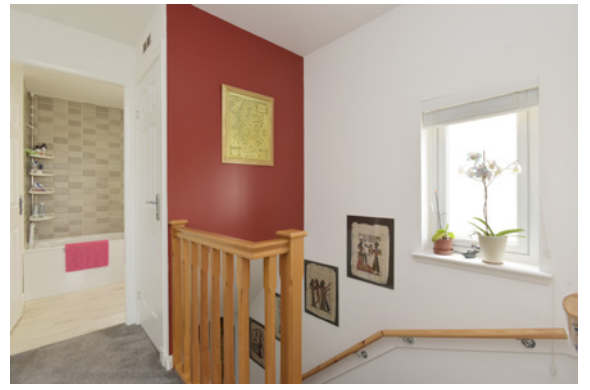
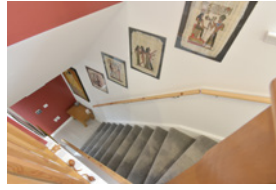
Internally the property comprises of a generously proportioned living room, which is flooded by natural light through elegant French doors, creating a seamless indoor-outdoor living experience.

# THE KITCHEN



The front-facing kitchen is bright and spacious and finished to a high standard with integrated units, a freestanding cooker with double oven and induction hob, and excellent storage space. The property also benefits from a WC, which is situated on the ground floor.





Upstairs, you will find three well-appointed bedrooms; two featuring built-in wardrobes and the master boasting a three-piece en-suite shower room. There is also a separate three-piece bathroom on the first floor finished to a high standard.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



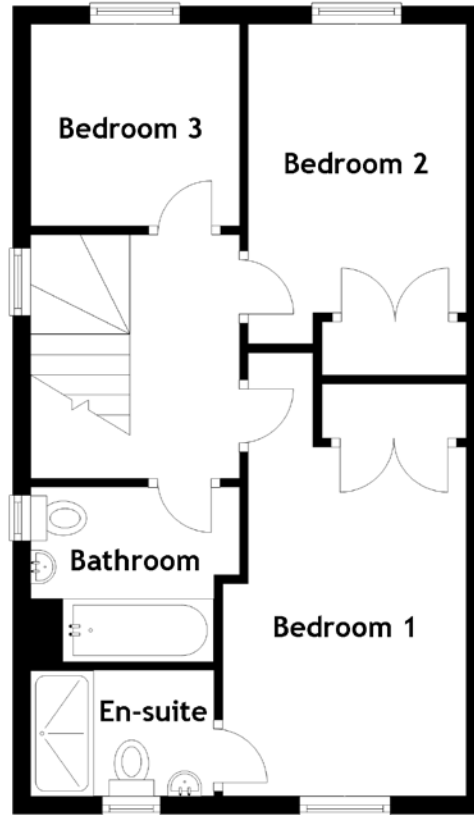
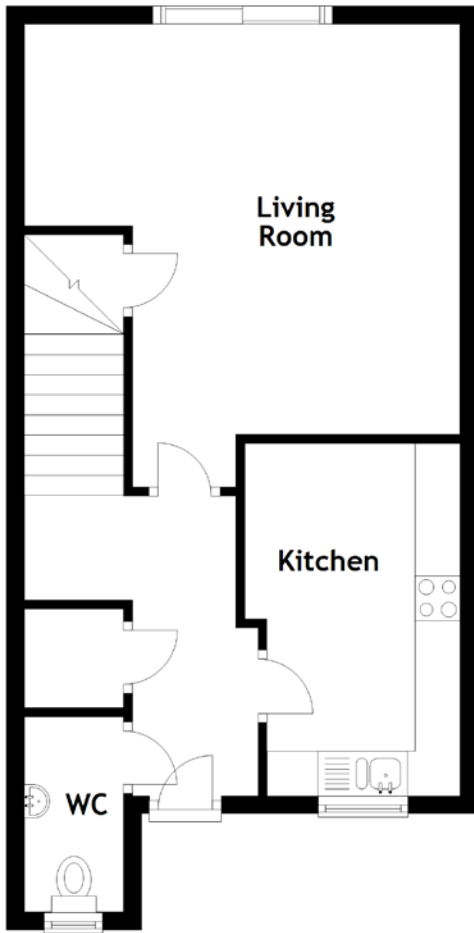
Outside, the expansive garden is complete with a versatile hut/workshop for hobbies or storage. The driveway accommodates two cars, while additional on-street parking for three vehicles ensures ample space for guests. This home merges functionality with comfort, making it an ideal setting for both relaxation and entertainment.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



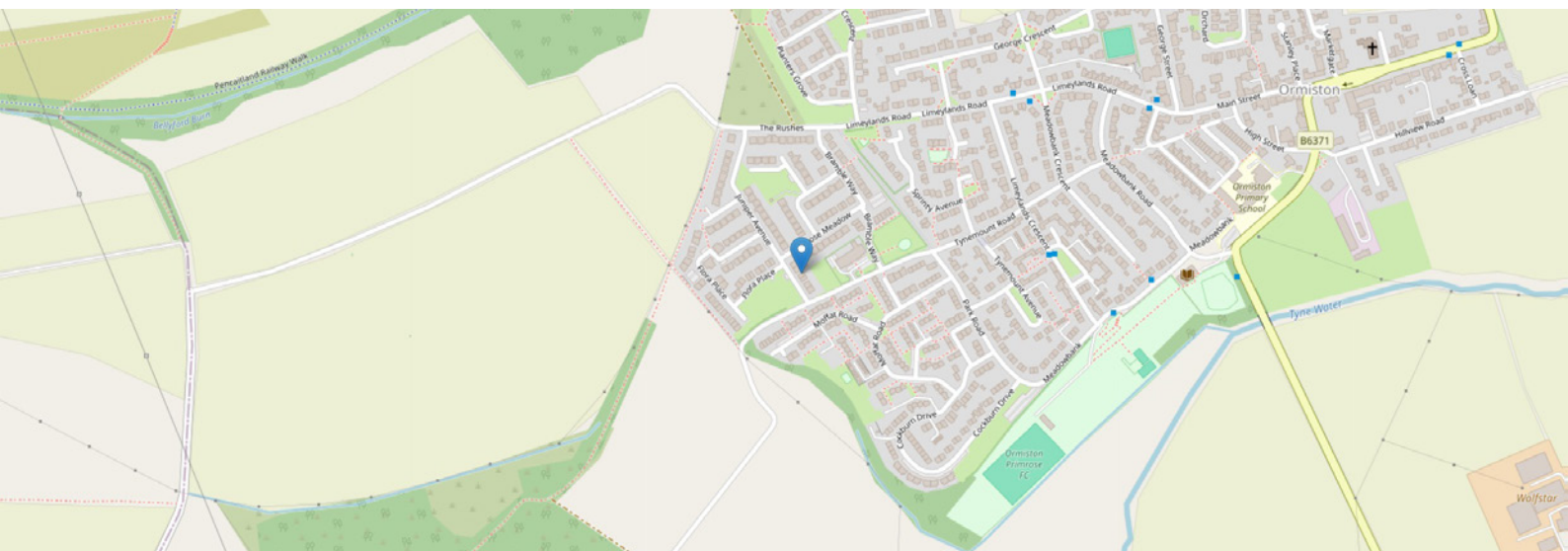
Approximate Dimensions  
(Taken from the widest point)

Living Room	4.57m (15') x 3.65m (12')
Kitchen	3.93m (12'11") x 2.15m (7'1")
WC	2.17m (7'2") x 1.10m (3'7")
Bedroom 1	4.94m (16'2") x 2.71m (8'11")
En-suite	1.98m (6'6") x 1.40m (4'7")
Bedroom 2	3.56m (11'8") x 2.43m (8')

Bedroom 3	2.32m (7'7") x 2.25m (7'4")
Bathroom	2.19m (7'2") x 1.94m (6'4")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>  
EPC Rating: C

Extras: All fitted carpets are included. The living room and sewing room/smallest room lights are not included but will be replaced.



# THE LOCATION

Ormiston, nestled in the picturesque landscape of East Lothian, is a village steeped in history. Ormiston holds the honour of being the first planned village in Scotland. Its location on the north bank of the River Tyne provides a serene setting for its rich heritage.

The village has a primary school and Ross High School in Tranent for secondary education. A medical centre and chemist are conveniently located just around the corner from the property. Within the village, there's also a church, a Post Office, a tea room, a shop, and a supermarket. Additionally, the village boasts a library, a community centre, a bowling club, and various play parks, along with a direct bus link to Edinburgh through Tranent and Musselburgh.

Edinburgh is roughly 14 miles away and Haddington is around 8 miles away.



  
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