

## Beauly House, 53 High Street

Ormiston, EH35 5LN

- Delightful period 3 bedroom double upper flat
- Private enclosed garden with workshop/studio
- Suntrap terrace with open outlook
- Generous rooms with period features
- Welcoming hallway
- Sitting room with open fire
- Large kitchen/dining room with double aspect
- Double Bedroom 3/snug
- Two further double bedrooms
- Shower room & en suite bathroom

Delightful and spacious 3 bed period double upper flat with private garden and terrace

### Description

Charming and spacious 3 bedroom double upper flat, well presented throughout and having a combination of period and contemporary finishes with light decoration and generous rooms which add to the appeal. There is an enclosed private garden with mature planting, a useful shed and a workshop/studio with power and light together with a shared drying green and raised private terrace with an open outlook. The property is situated in the heart of the popular village of Ormiston. Large kitchen/dining room with ample room for a table and an excellent selection of fitted units, sitting room with open fire, double bedroom 3/snug and a shower room. Stairs lead to the upper floor where there are 2 further bedrooms with vaulted ceilings and an en suite bathroom.

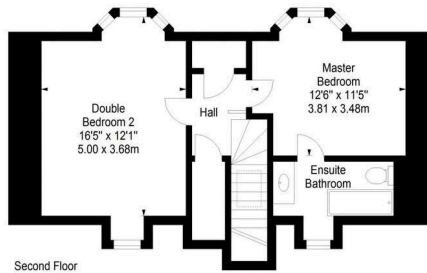
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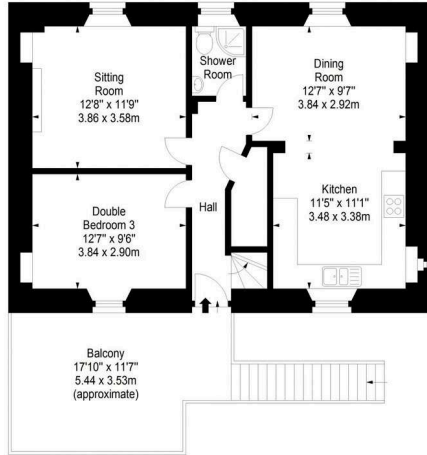
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Approx. Gross Internal Area  
1176 Sq Ft - 109.25 Sq M  
Store  
Approx. Gross Internal Area  
18 Sq Ft - 1.67 Sq M  
For identification only. Not to scale.  
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Second Floor



First Floor



## Location

The picturesque village of Ormiston is set within the beautiful East Lothian countryside and has an excellent primary school, a doctor's surgery and a selection of shops catering for everyday requirements. Further schooling and shopping facilities are available at nearby Tranent and there are a wide choice of restaurants in the surrounding area. The village is within commuting distance of Edinburgh with excellent road connections and the A68, City Bypass and the A1 just a short drive away.

## Fixtures and Fittings

The carpets, blinds and light fittings throughout are included in the sale price together with the electric hob, oven, fridge/freezer, dishwasher and the shed and studio/workshop in the garden. The property benefits from gas central heating.

## EPC Rating E

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

