



Ormiston Glenwood House, Ormiston Hall, Ormiston, East Lothian, EH35 5NJ

Offers Over £385,000

Viewing by appt tel Clients 01875 340630 or Agents

SIMPSON & MARWICK

0131 525 8600 | edinburghprimeproperty.com



Description

Glenwood House is an individual architect designed property set in the grounds of Ormiston Hall and offering complete privacy. It is set within large mature gardens of approximately 0.9 of an acre of stunning well cared for grounds. It benefits from flexible living accommodation arranged over the first floor to take advantage of the sloping site and there is access to the gardens from large doors. To the front are two balconies providing wonderful views over the woods and fields. There is a small cluster of individual properties nearby and there is access to many lovely country walks. Edinburgh and the coast are easily accessible.

The well presented accommodation arranged over two floors comprises on the ground floor - entrance hall with cupboard, master bedroom suite overlooking the orchard with dressing room and contemporary shower room, double bedroom 2 and double bedroom 3 with fitted wardrobes, bedroom 4 which is currently used as a study, modern bathroom with separate shower; and on the first floor - spacious hallway with cupboard, charming sitting room with open fire and access to a balcony and the garden. Spacious kitchen/dining room fitted with an excellent selection of modern units and Everhot range cooker. This room provides ample space for a large dining table and it opens into a family room with multi-fuel stove and access to a balcony and the garden. Large utility/boot room and a separate cloakroom with WC and sink. There is an integrated double garage on the lower ground 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 Haddington and there is a wide choice of restaurants in the surrounding area. The property is within commuting



**Individual detached 4
bedroom house set within
0.9 acre of established
gardens**

distance of Edinburgh with excellent road connections and the A68, City Bypass and the A1 just a short drive away.

Garden

The gardens are a particularly charming feature of this unusual property and surround the house, benefitting from mature shrubs and trees and offering complete seclusion. There are fruit trees, a soft fruit cage, a vegetable garden with raised beds and a greenhouse. Further lawns and a patio make the most of this sunny sheltered spot.

Parking

There is a driveway leading to a parking area at the front of the house which also gives access to the double garage with power and light. The drive leads onto the side of the house and provides additional parking adjacent to the first floor giving easy access to the first floor living accommodation.

Fixtures and Fittings

The carpets, curtains, blinds and light fittings throughout are included in the sale price together with the Everhot 2 oven range cooker, dishwasher, fridge/freezer, washing machine and tool shed and greenhouse. The two freezers in the garage are also included.

Services

The property benefits from oil central heating and is fully double glazed throughout. The property also benefits from solar PV panels reducing fuel costs and, in addition, generating a tax free income averaging £1400 per annum index linked at the higher initial rate until 2035.

Directions

Do not use SAT NAV as this will not take you to the property. From the City Bypass (A720) follow Jedburgh (A68) and continue on A68 for approximately 5 miles to the War Memorial junction where you turn left on A6093 (Haddington). After approximately 2.5 miles, and just before you reach the left junction to Ormiston village, turn right onto an unmarked road, entering Ormiston Hall grounds past North Lodge. Continue along the avenue of chestnut trees to the first junction. Turn right. Glenwood is the second house on the left at the end of the track.

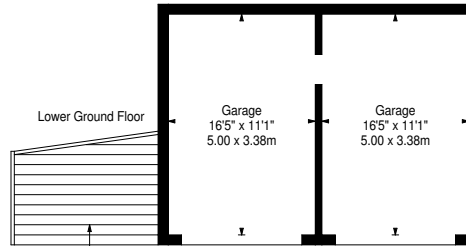
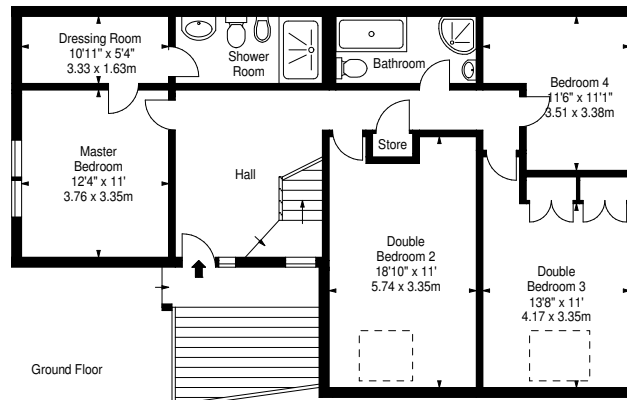
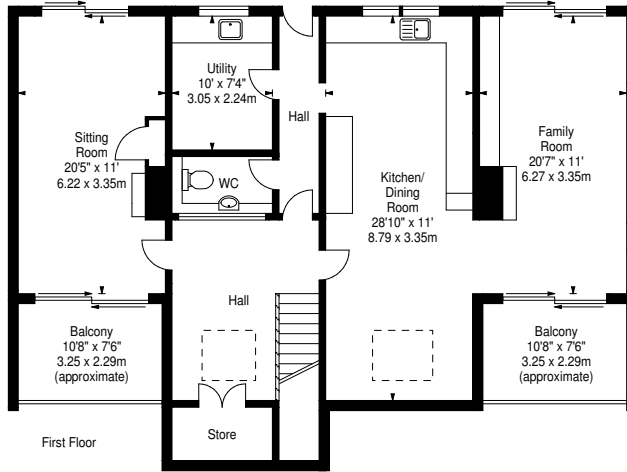
EPC Rating D

Home Report

The Home Report is available to be downloaded from our website www.edinburghprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 2583 Sq Ft - 239.96 Sq M
 (Including Garages)
 For identification only. Not to scale.
 © SquareFoot 2016



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.

