



**Berry Grove**  
**Ormiston**  
**EH35 5NB**

Key Features

- Freehold
- Move-in Condition
- High In Demand Residential Area
- New Build
- 4 Bed Detached House, Garden, Garage & Driveway
- 7 Years NHBC Warranty

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We are delighted to present this lovely new build 4 bedroom detached house located in a tranquil development.

Set in a new modern residential development in the village of Ormiston, East Lothian, the house boasts a bright and spacious living room with under-the-stair storage, a welcoming entrance hall with a WC, a large neutral coloured kitchen with modern fitted units and worktops, dishwasher, integrated double oven, fridge freezer and gas hob, also a lovely dining area with access to the garden and a spacious garage. Upstairs are four generously sized bedrooms including an ensuite master bedroom. The two double bedrooms comes with built-in wardrobes and one additional bedroom allows plenty of space for your guests or family or a study, plus a full size family bathroom and ample storage space.



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The garden features high-quality astroturf that is comfortable to play on and requires little upkeep. In addition, it also boasts a large shed and sunny spots that is perfect for lounging and enjoying the summer weather.

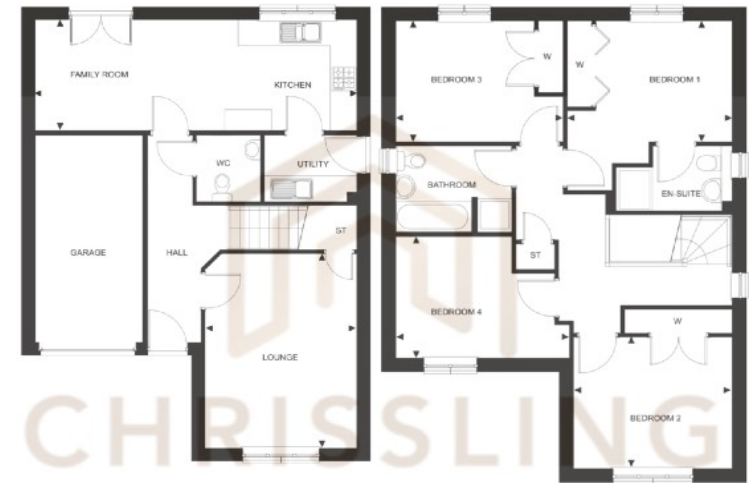
To be included in the sale: white goods, integrated goods, and garden shed.

This property also comes with 7 years of NHBC warranty with the developers.

Council Tax Band F  
Energy Rating C  
Approx Size 124m<sup>2</sup>

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Ground Floor

	METRIC	IMPERIAL
Lounge	3.54 x 4.70	11'7" x 15'5"
Kitchen	3.64 x 2.68	11'11" x 8'10"
Family Room	3.85 x 2.68	12'8" x 8'10"

First Floor

	METRIC	IMPERIAL
Bedroom 1	3.68 x 2.80	12'11" x 9'2"
Bedroom 2	3.54 x 3.04	11'7" x 9'11"
Bedroom 3	3.73 x 2.80	12'3" x 9'2"
Bedroom 4	3.87 x 2.81	12'8" x 9'3"

Ormiston is a historic village situated within the countryside offering a desirable rural setting, on the outskirts of Edinburgh in East Lothian. Popular with families and commuters, the village is an ideal place for family life, offering a mix of modern housing and traditional stone-built buildings. The village centre offers local shops, cafe, pub and a Co-Op supermarket. There is also a vibrant Community Centre, a modern medical practice, pharmacy and a highly regarded primary school. Nearby Tranent offers a wider variety of local high-street shopping together with ASDA and ALDI supermarkets. There is a large and popular children's play park, access to many walks and country paths, including the old Pencaitland Railway walkway and cycle path. Ormiston is within easy reach of the beautiful East Lothian coast, offering many superb beaches and golf courses. There are great road and transport links close by, with commuting into Edinburgh within a 30 minute drive, easy access to the A68 and the city bypass, linking Edinburgh International Airport and the motorway network. In addition commuter trains at Wallyford or Eskbank stations are a short drive, as well as a regular East Lothian bus service.

DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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