



Terraced House

Lounge / Dining Room

Kitchen

2 Bedrooms

Bathroom

Gardens

Driveway

Offers over £155,000



Well presented, two bedroom terraced house featuring an attractive south facing garden and a driveway.



Location

Situated in the popular town of Tranent in East Lothian. The town has a well-established High Street that provides a wide selection of shops and amenities for everyday needs. A selection of superstores including many well-known High Street stores are located at the Fort Retail Park, which can be easily reached by car. Sporting and recreational facilities in the area include a wide choice of golf courses, a swimming pool and leisure centre. The property is ideal for those wishing to combine the advantages of living in a country town while still being convenient for commuting to Edinburgh. The City Bypass is easily accessed, with a frequent public transport system operating regular bus services to Edinburgh City Centre and surrounding towns. Rail travel to Edinburgh is also an easy option with local train stations at Newcraighall and Wallyford.

General Information

A Home Report is available for this property. It can be downloaded from espc.com or requested from Forsyth Solicitors.

The Home Report Valuation is £160,000.

The approximate size is 54m² and it was built in the 1975. It is rated EPC C and Council Tax Band C.

The property has mains water, gas, broadband and electricity. There is a gas heating system with radiators in each room. Double glazing.

Viewing

Call 07757 970 850 or submit an ESPC Viewing Request (Mailbox monitored and viewings arranged at the weekend.)



HALL

On the ground floor, doors lead into the kitchen and the lounge. Upstairs, doors lead into two bedrooms and the bathroom. Under-stairs cupboard.

LOUNGE / DINING

Good sized room with door leading into the rear garden. Plenty of space for sitting area and a table and chairs. Cupboard.

KITCHEN

Fitted kitchen of wall and base units with coordinated work-surfaces. Stainless steel sink with mixer tap. Gas hob with electric oven.

BEDROOM ONE

Double bedroom with window over front garden. Fitted wardrobe.

BEDROOM TWO

Bedroom with window over rear garden.

BATHROOM

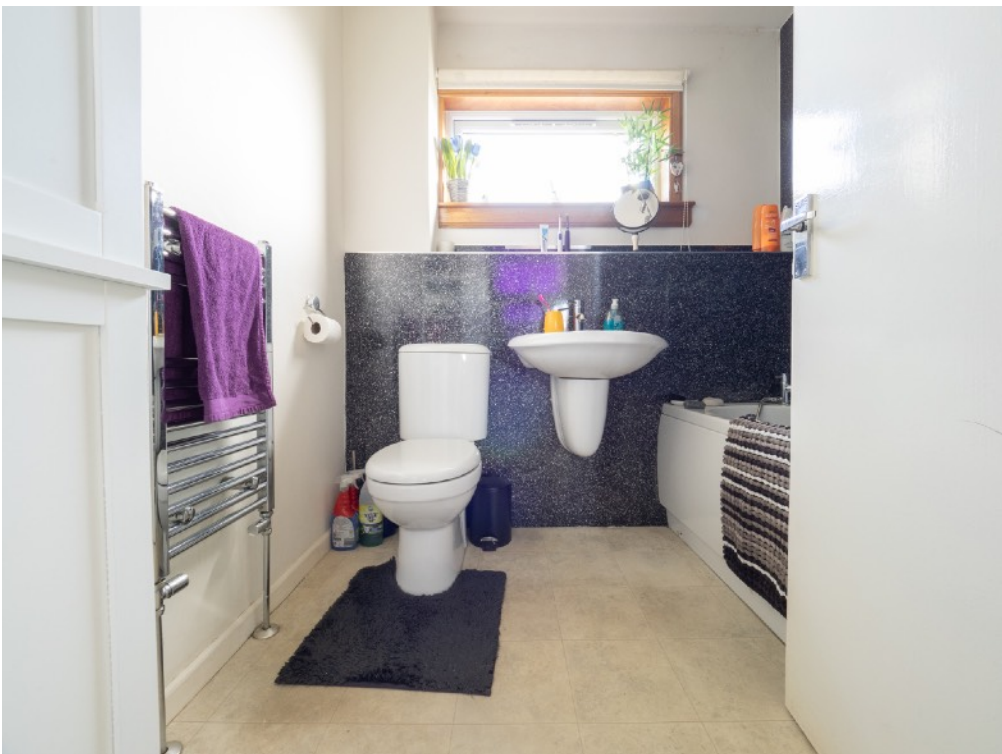
With bath with over-bath shower, wc and wash hand basin.

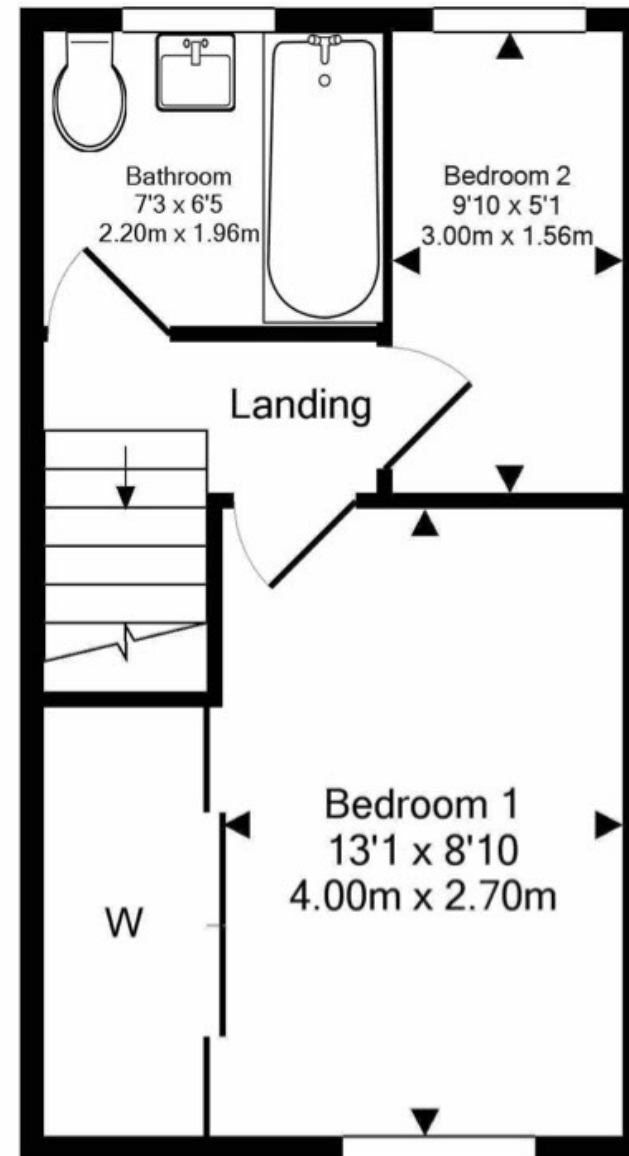
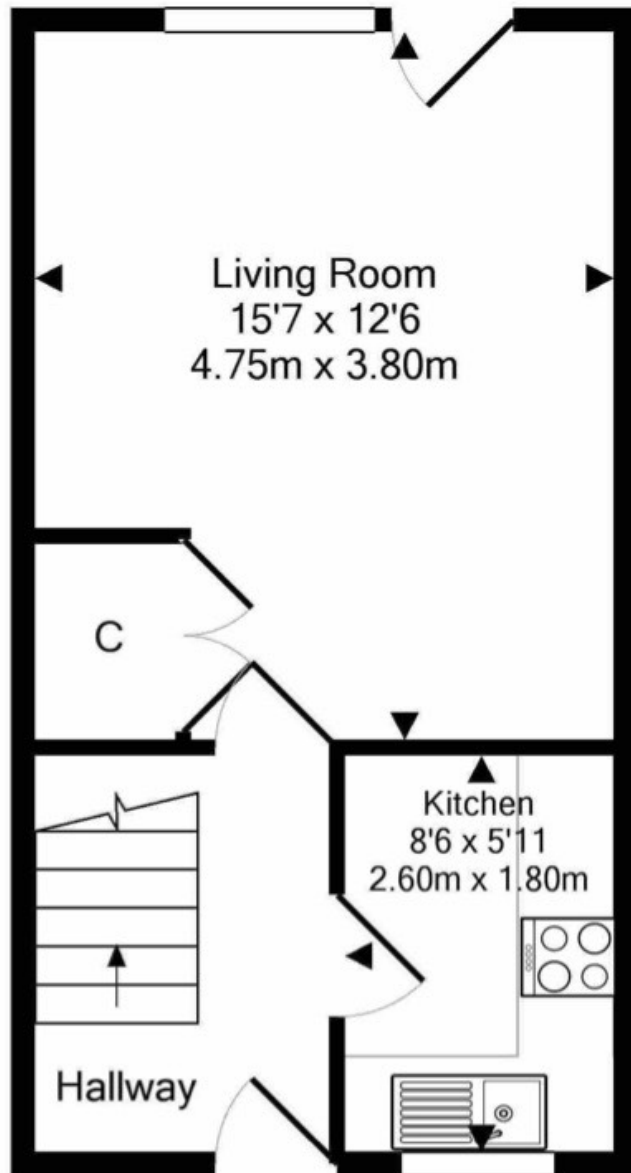
EXTERIOR

To the front is a driveway with parking for one car.

The rear garden has an attractive low maintenance garden with patio. Shed.









Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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