

# 16 Carlaverock Crescent Tranent, EH33 2DZ

OFFERS OVER £245,000



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- Bright, cleverly extended end terraced villa in immaculate order
- Hall, livingroom
- Stunning fitted kitchen/diningroom
- Three bedrooms
- Stylish bathroom, downstairs shower room & WC
- Private garden to rear, detached single garage with utilityroom
- Gas central heating and double glazing
- EPC band D, Council tax band D

### Description

This is a bright, cleverly extended, end terraced villa (106m sq) located within this popular residential area situated close to Tranent's town centre. In immaculate "move in" condition throughout and benefitting from gas central heating and double glazing. The accommodation comprises hall with two deep storage cupboards, front facing livingroom with twin floor to ceiling windows, stunning modern fitted kitchen/diningroom with integrated appliances, skylight and door to garden, rear hall with storage cupboard and staircase to the upper floor. Upstairs there is an upper landing with rear window and hatch to the partially floored attic, three generous bedrooms, one with fitted storage and finally the stylish fully tiled family bathroom with three piece white suite.





### Location

The expanding small town of Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with a choice of banks and ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail and leisure complex in Newcraighall which provides a wealth of major stores including Mark's and Spencer's. Excellent bus services operate to and from Tranent and fast main roads lead quickly to Edinburgh's City Centre, approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.

### Gardens and parking

The rear garden is fully enclosed and has been paved for ease of maintenance and houses the detached single garage with up and over front door with driveway beyond and houses a handy utility room to the rear. The front garden is also paved and has a raised flower bed with a variety of plants and a tree.

### Extras

All of the fitted floor coverings, blinds, integrated gas hob, oven, cooker hood, fridge/freezer, automatic washing machine, dishwasher and tumble dryer are included in the sale price.

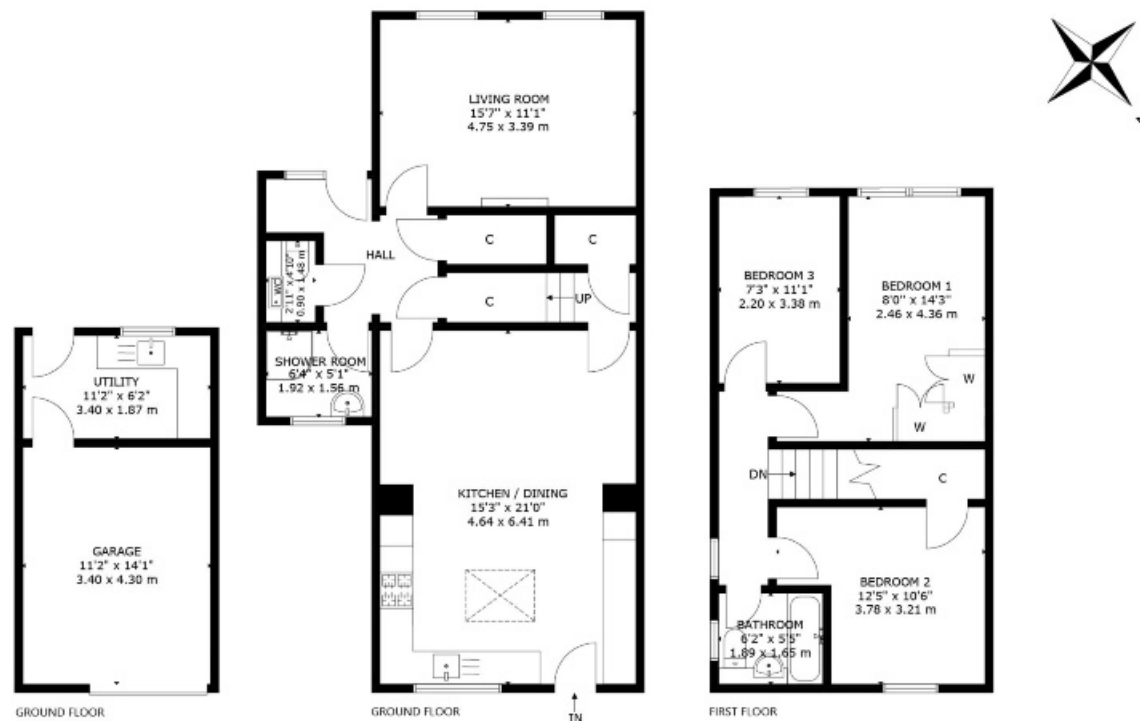
### Home Report

The property has been valued at £250,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone 0131 665 3131.





16 CARLAVEROCK CRESCENT, TRANENT, EH33 2DZ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,158 SQ FT / 108 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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