

**14 Kemp's End
Tranent, EH33 2GZ**

OFFERS OVER **£325,000**



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- Stunning, modern detached villa
- Hall, living room, dining room
- Fitted kitchen, utility room
- Four bedrooms, one en-suite
- Modern family bathroom , WC
- Private gardens to front and rear
- Long monobloc driveway & integrated garage
- Gas central heating and double glazing
- EPC band C, Council tax band F

Description

This is a bright, stylish detached villa (141m sq) located at the end of a quiet cul de sac within this popular residential area and within walking distance of Windygoul Primary school. In “move in” decorative order throughout, it benefits from gas central heating and double glazing. The accommodation comprises hall, front facing living room, rear facing dining room with patio doors to the garden, stylish modern fitted kitchen with integrated appliances and hot tap, utility room and WC. Upstairs is the generous rear facing master bedroom with mirror fronted fitted wardrobes and modern en suite shower room featuring massage rainwater shower, three further bedrooms, two with fitted storage and finally, the recently modernised family bathroom which is part tiled with a modern three piece white suite including a rainfall shower and screen over the bath.





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 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 Marks and Spencer. 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

There is a garden located to the front with a small lawn and larger than average monobloc driveway with space for a number of cars. There is a beautifully maintained, fully enclosed rear garden with paved patio, lawn, wooden decking, established flower borders, wooden shed and gate to the front. A playpark for young children is adjacent to the property.

Extras

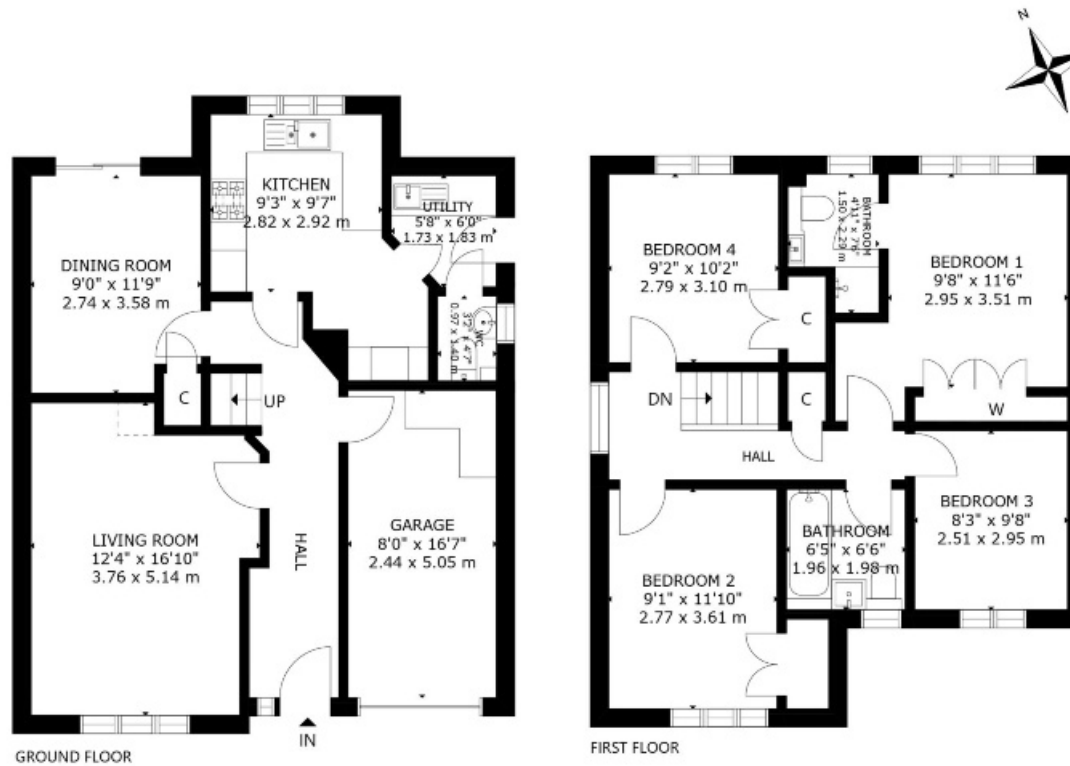
All of the fitted floor coverings, blinds, integrated five ring gas hob, double oven, chimney style cooker hood, fridge/freezer, automatic washing machine, tumble dryer, dishwasher and wooden shed are included in the sale price.

Home Report

The property has been valued at £330,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone 0131 665 3131



14 KEMP'S END, TRANENT, EH33 2GZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,247 SQ FT / 116 SQ M
 GARAGE 133 SQ FT / 12 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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