

1 Pinkie Walk Tranent, EH33 2JN

OFFERS OVER £170,000



drummondmiller



- Immaculate end terraced villa
- Hall, living room with French doors
- Fitted kitchen/diner with appliances, rear hall
- Two double bedrooms, both with storage
- Modern family bathroom
- Private gardens to rear. On street parking
- Gas central heating and double glazing
- EPC band C, Council tax band C

Description

This is a bright, end terraced villa (84m sq) located within this popular residential area. In “move in” decorative order throughout, it benefits from gas central heating and double glazing. The accommodation comprises hall, dual aspect living room with French doors to the rear garden, dual aspect stylish modern fitted kitchen diner with integrated appliances and rear hall with storage. Upstairs is the generous dual aspect master bedroom with deep walk in storage cupboard, second front facing double bedroom with storage finally, the modern family bathroom with modern panelling, three piece white suite including a 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 a choice of 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 large, fully enclosed rear garden with lawn, paved patio, raised brick planter, wooden shed and gate to the side. There is unrestricted on street parking.

Extras

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

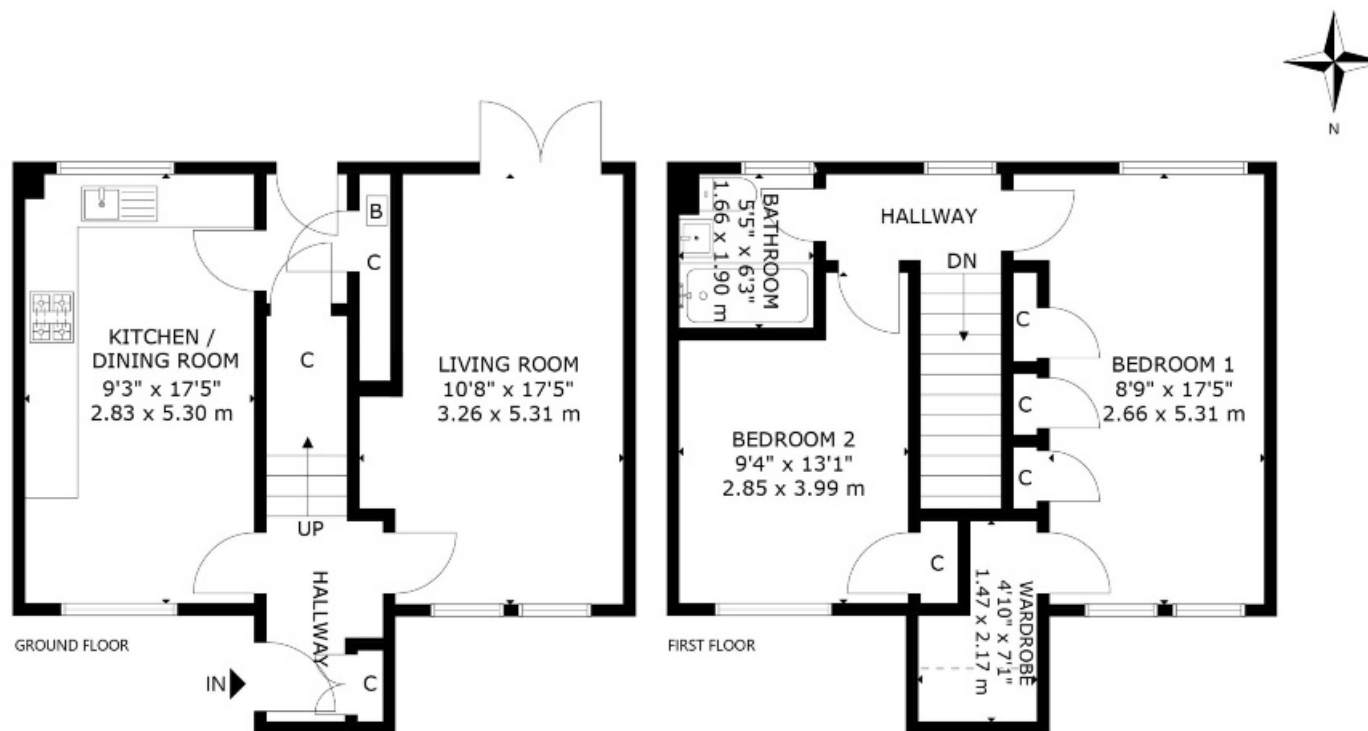
Home Report

The property has been valued at £175,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone 0131 665 3131





1 PINKIE WALK TRANENT EH33 2JN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 881 SQ FT / 81 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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