

# 21 Ness Place Tranent, EH21 2QP

FIXED PRICE £390,000



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- Stunning, modern detached villa
- Hall, livingroom, diningroom, familyroom
- Fitted kitchen/breakfastroom, utilityroom
- Four bedrooms, one en-suite
- Modern family bathroom , WC
- Private gardens to front and rear. Converted double garage forming bar and gamesroom
- Gas central heating and double glazing
- EPC band C, Council tax band F

### Description

This is a bright, stylish detached villa (133m sq) located on the edge of this popular residential area with a leafy outlook and within walking distance of Windygoul Primary school. In stunning "move in" decorative order throughout, it benefits from gas central heating and double glazing. The accommodation comprises hall, front facing livingroom with feature fireplace and box bay window with newly fitted shutters, front facing diningroom/bedroom 5, stylish modern fitted kitchen/breakfastroom, utility room and WC. Upstairs is the generous front facing master bedroom with mirror fronted fitted wardrobes and en suite shower room, three further double bedrooms, two with fitted wardrobes and finally, the family bathroom which is fully tiled with a modern three piece white suite and shower cabinet.







### 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

There is a garden located to the front with lawn, flower beds, raised borders and a gate to the larger, fully enclosed rear garden with beautiful white porcelain patios, artificial lawn, raised planters and access to the converted double garage which now houses a bar and games room with patio doors and attic storage. There is a monobloc driveway to the side of the property which provides off street parking for a number of cars.

### Extras

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

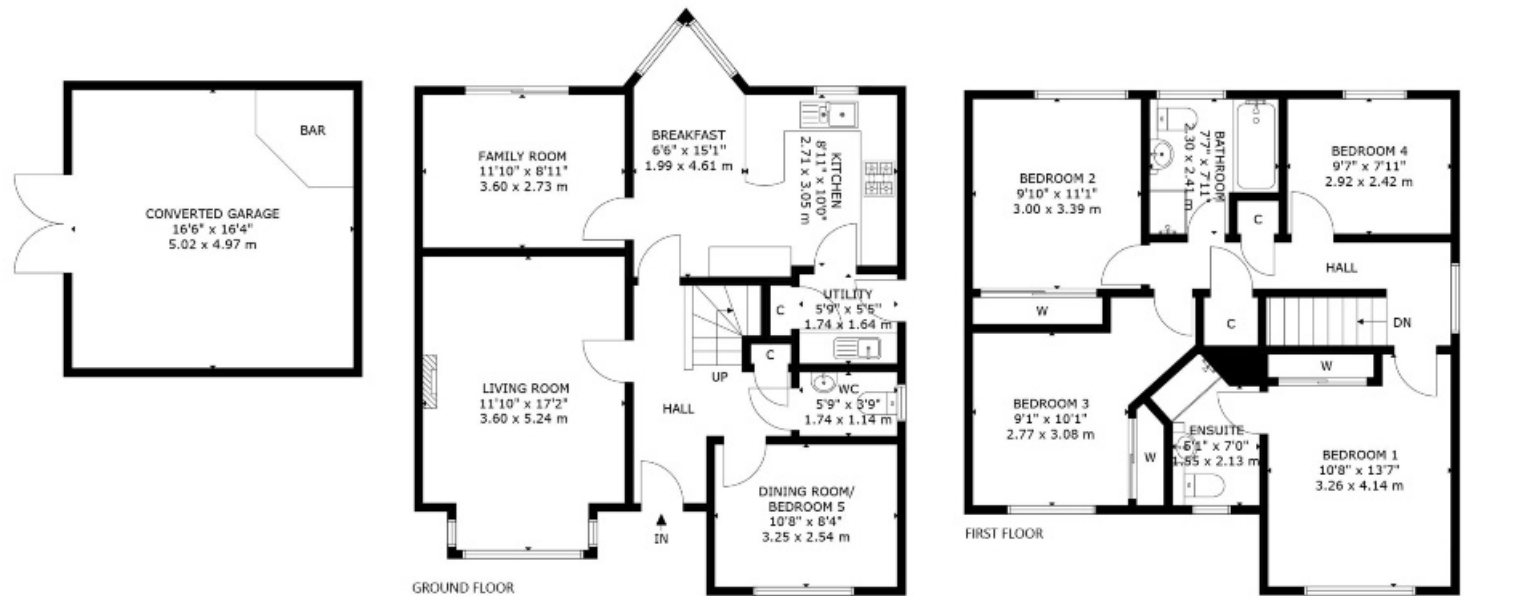
### Home Report

The property has been valued at £385,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents 0131 665 3131





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