

6 Buxley Farm Steading Tranent, EH33 2NG

OFFERS OVER £385,000



drummondmiller



- Charming semi detached barn conversion
- Hall, Open plan living/dining/kitchen
- Sittingroom, shower room
- Four bedrooms
- Modern family bathroom with shower
- Private gardens to front, side & rear. Semi detached single garage
- LPG central heating and double glazing
- EPC band E, Council tax band F

Description

This is a charming, spacious and bright semi detached barn conversion (122m sq) located in a rural location on the outskirts of Tranent. In stunning “move in” decorative order throughout, it benefits from LPG central heating and double glazing. The accommodation comprises hall with under stair storage cupboard, stunning open plan living/dining/kitchen with French doors to the garden, feature fireplace with multi fuel stove and a modern fitted kitchen with breakfast bar and integrated appliances, front facing sittingroom and a modern part tiled shower room with handy utility cupboard. Upstairs there are four generous bedrooms, all with Velux windows, one with fitted wardrobes and finally, the family bathroom which has a modern white suite with stand alone bathtub and tiled walk in shower cabinet.





Location

The property is located in a semi rural location on the outskirts of 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 fully enclosed garden which to the front has been chipped for ease of maintenance with raised wooden planters, and leads to the side garden with lawn, rotary dryer, paved patio, outside tap which in turn leads to the rear garden which again has been chipped for ease of maintenance, a large wooden deck and established borders. A gate leads to the side where the semi detached single garage is located. There is ample parking to the side of the property.

Extras

All of the fitted floor coverings, blinds, integrated induction hob, oven, fridge/freezer, wine cooler, automatic washing machine and dishwasher are included in the sale price.

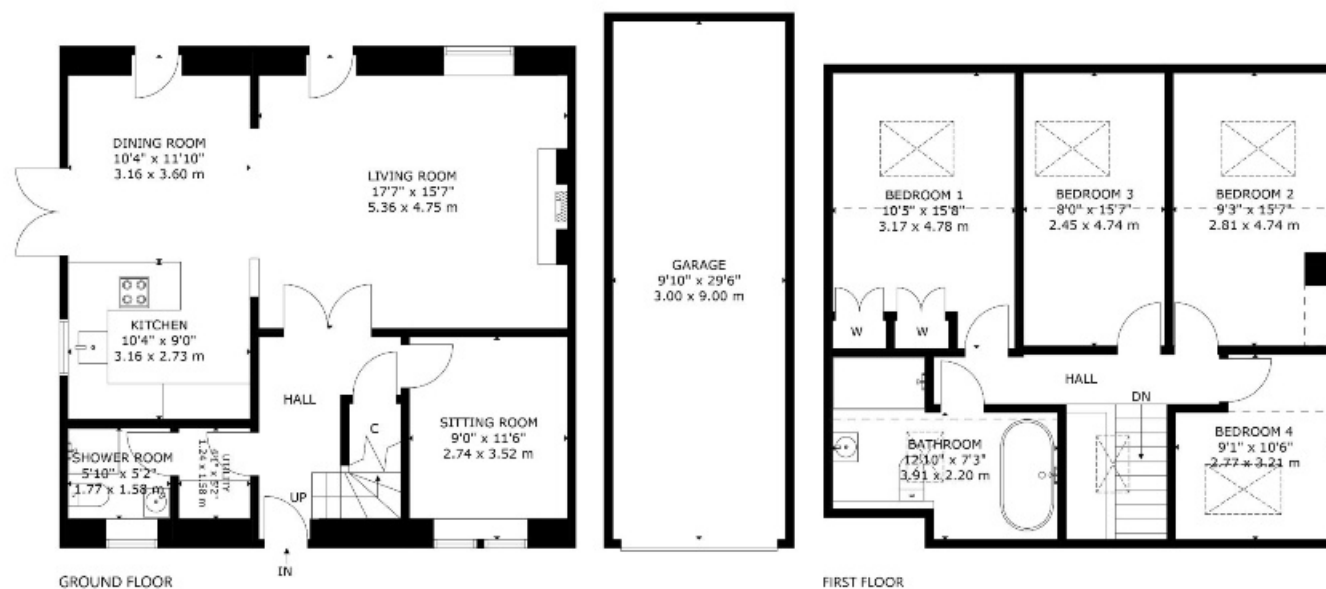
Home Report

The property has been valued at £390,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone 0131 665 3131





6 BUXLEY FARM STEADING, TRANENT, EH33 2NG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,547 SQ FT / 144 SQ M
 GARAGE 291 SQ FT / 27 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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