

5 Lammermoor Gardens Tranent, EH33 1NN

OFFERS OVER £360,000



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- Modern detached bungalow
- Hall, livingroom
- Fitted kitchen/breakfastroom, utilityroom
- Four bedrooms
- Family bathroom and shower room
- Private gardens to front and rear. Integral single garage
- Gas central heating, triple & double glazing
- EPC band C, Council tax band F

Description

This is a bright, spacious detached bungalow (124m sq) located on a small exclusive development. Now requiring some modernisation, it benefits from gas central heating, triple & double glazing. The accommodation comprises an entrance vestibule with twin fitted storage cupboards, hall, Rear facing livingroom with French doors to the garden, modern fitted kitchen/breakfastroom with appliances, utility room, modern part panelled shower room, four bedrooms, one with built in wardrobes and finally, the family bathroom which is fully panelled with a modern four 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

There is a garden located to the front which has been slate chipped for ease of maintenance and large tarmac driveway leads to the integrated single garage with up and over front door, door to the vestibule, power and light. There is a larger rear garden which has lawn, paved patio, established flower beds and borders and a rotary dryer.

Extras

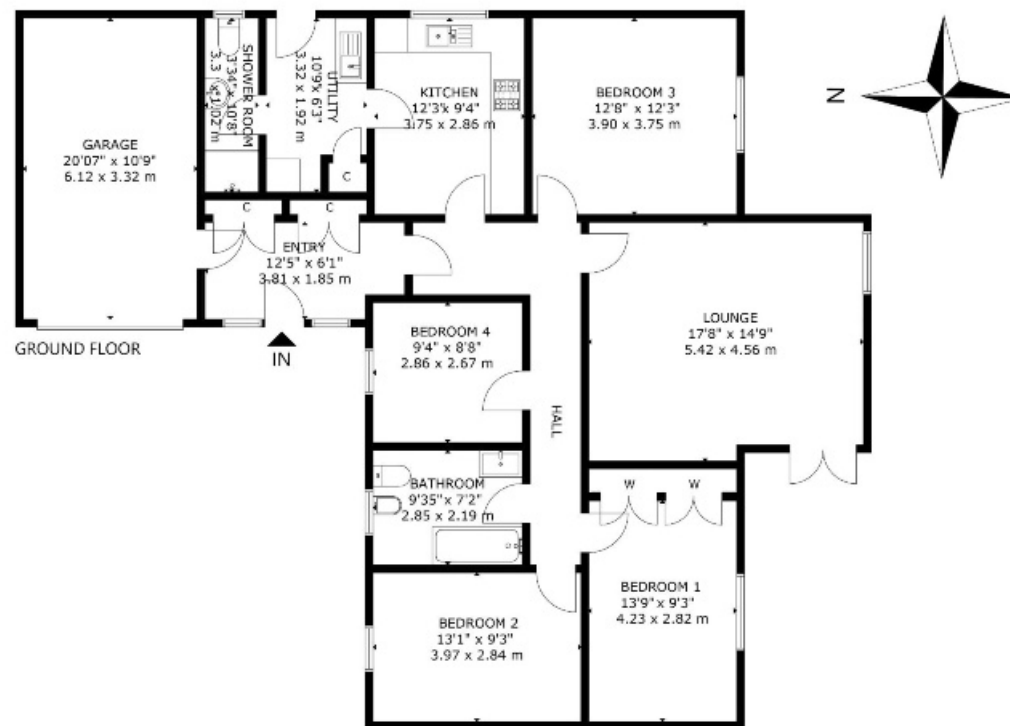
All of the fitted floor coverings, blinds, curtains, gas cooker, chimney style cooker hood, fridge/freezer and automatic washing machine are included in the sale price.

Home Report

The property has been valued at £365,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone 0131 665 3131



5 LAMMERMOOR GARDENS, TRANENT, EH33 1NN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,216 SQ FT / 113 SQ M
 GARAGE 215 SQ FT / 20 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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