

OFFERS OVER £135,000

32 Lindores Drive  
Tranent, EH33 1HZ

drummondmiller  
Solicitors & Estate Agents





- Traditional upper flat now requiring modernisation
- Hall, living room
- Fitted kitchen
- Three bedrooms, all with storage
- Fully tiled bathroom
- Private gardens to side and rear. Paved driveway
- Gas central heating and double glazing
- EPC band D, Council tax band B

### Description

This is a bright and spacious traditional upper villa flat (78m sq) located in the heart of this popular residential area within walking distance of the High Street and local schools. Now requiring some modernisation throughout, it benefits from gas central heating and double glazing. The accommodation comprises a ground floor entrance and stair, upper hall, front facing livingroom with storage cupboard, rear facing modern fitted kitchen with appliances, three bedrooms, all with fitted storage and finally, a fully tiled family bathroom with modern three piece white suite including a shower and screen over the bath.







### Gardens and Parking

There is a side garden which leads to the larger rear garden with a gated paved driveway providing off street parking.

### 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.

### Extras

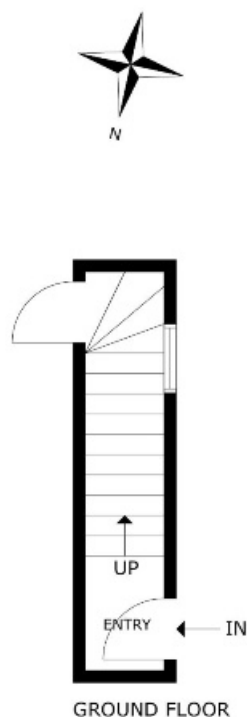
The integrated electric hob, oven, chimney style cooker hood and automatic washing machine are included in the sale price.

### Home Report

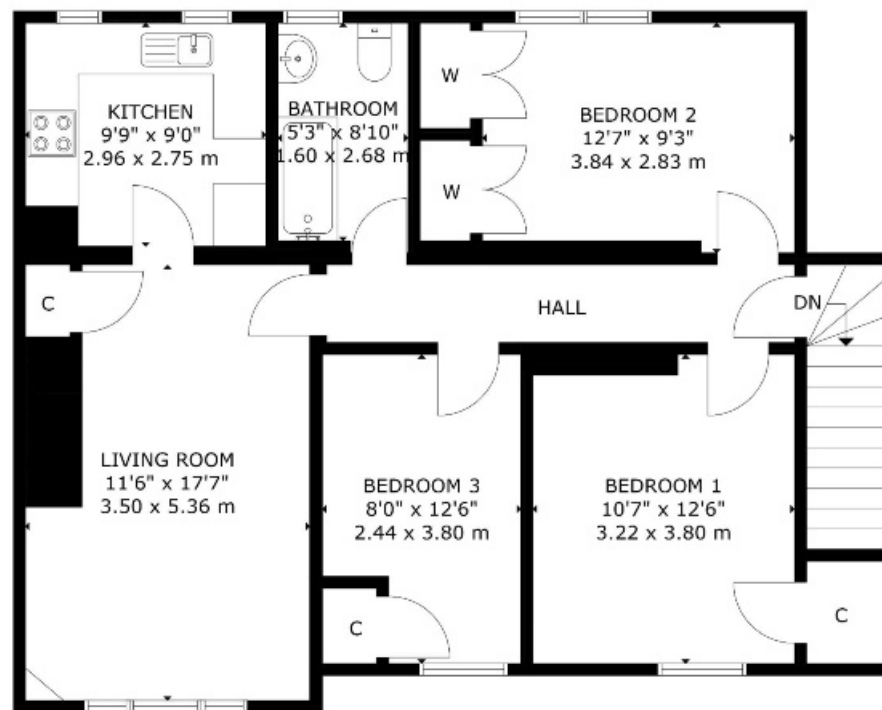
The property has been valued at £140,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone 0131 665 3131



GROUND FLOOR



FIRST FLOOR

32 LINDORES DRIVE ,TRANENT, EH33 1HZ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 931 SQ FT / 87 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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