

OFFERS OVER £155,000

31 Blawearie Road
Tranet, EH33 2BH

drummondmiller
Solicitors & Estate Agents



- Bright mid terrace villa with open aspect to the rear
- Hall, livingroom
- Fitted kitchen with appliances
- Two double bedrooms, both with storage
- Fully tiled shower room
- Private gardens to front 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 (69m sq) mid terraced villa with open outlook to the rear, located in the heart of this popular residential area within walking distance of the High Street and local schools. Benefitting from gas central heating and double glazing, the accommodation comprises a ground floor entrance and stair, dual aspect livingroom with gas fire and a rear facing modern fitted kitchen with appliances and storage. Upstairs there are two double bedrooms, both with fitted storage and finally, a fully tiled shower room with modern two piece white suite and a separate shower cabinet with electric shower.





Gardens and Parking

There is a pebbled front garden with a gated paved driveway providing off street parking. The rear garden has a lawn, paved patio, brick built storage shed and a gate to the rear path.

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

All the fitted floor coverings, curtains, electric cooker, fridge/freezer and automatic washing machine are included in the sale price.

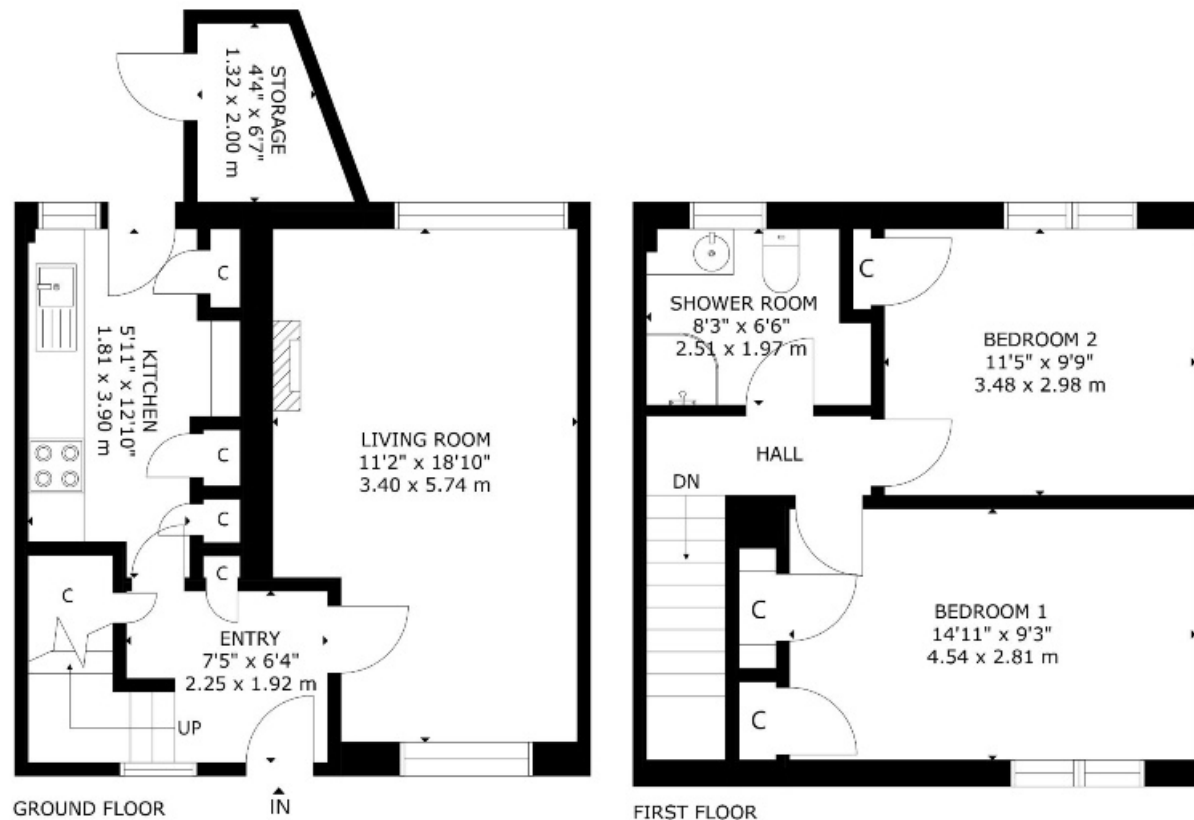
Home Report

The property has been valued at £160,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone 0131 665 3131.





31 BLAWEARIE ROAD, TRANENT, EH33 2BH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 781 SQ FT / 72 SQ M
 OUT BUILDING 30 SQ FT / 3 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller
 Solicitors & Estate Agents

Call us on **0131 229 3399** or
 email property@drummondmiller.co.uk
drummondmiller.co.uk



Local People. Local Offices.

Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
01506 656 645	0131 663 9568	0131 229 3399	0141 332 0086	0131 665 3131

espc