



12 Meetinghouse Drive
Tranent, EH33 2HX

Deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Sitting Room/Dining Room
- Kitchen
- Sunroom
- Two Double Bedrooms
- Bathroom
- Private Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



This spacious end terraced house is located in the East Lothian town of Tranent, close to convenient local amenities and bus links. The accommodation has been freshly decorated and fitted with new carpets throughout and comprises; generous, dual-aspect sitting room/dining room opening to west-facing sunroom which benefits from sun most of the day, separate kitchen, two good-sized double bedrooms, one with walk-in style wardrobe and bathroom with corner bath and separate shower. There is a fully enclosed garden to the rear and free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob and hood. The appliances included are sold as seen with no warranty provided. Some images have been virtually staged.



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Approx. Gross Internal Area
966 Sq Ft - 89.74 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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