



CORONATION
COURT



GILSON GRAY

LAW • PROPERTY • FINANCE

3 CORONATION COURT

Tranent, East Lothian, EH33 2GA



Enjoying spacious accommodation and neutral interiors, this two-bedroom flat, situated within walking distance of Tranent's bustling High Street, offers its new owners ready to move into accommodation. The modern home further enjoys a good-sized living and dining room, a fully-fitted kitchen with space for a small table if desired, a double bedroom and a versatile single bedroom both with fitted storage, plus a modern three-piece family bathroom. Residents benefit from an allocated private parking space at the rear of the building, as well as small communal garden areas bike shed and a drying green.

Extras: All window coverings as well as integrated kitchen appliances (oven, gas hob, and extractor hood) and freestanding appliances (a dishwasher) included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- An attractive first-floor flat with neutral interior décor
- Welcoming hall with generous fitted storage
- Living/dining room with good-sized windows
- Kitchen with fitted floor and wall-mounted units
- Double bedroom with double fitted storage cupboard
- Single bedroom with fitted storage
- Modern family bathroom with overhead shower
- Walking distance to High Street and Polson Park
- Communal garden and bike shed
- Private allocated residents' parking
- GCH and double glazing







"THE HOME IS WELL-
PRESENTED WITH NEUTRAL
INTERIORS, SPACIOUS
LIVING SPACES AND
GENEROUS FITTED
STORAGE."





EPC RATING:

B

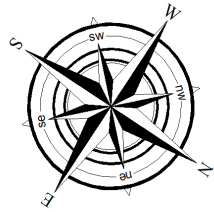
COUNCIL TAX BAND:

C

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

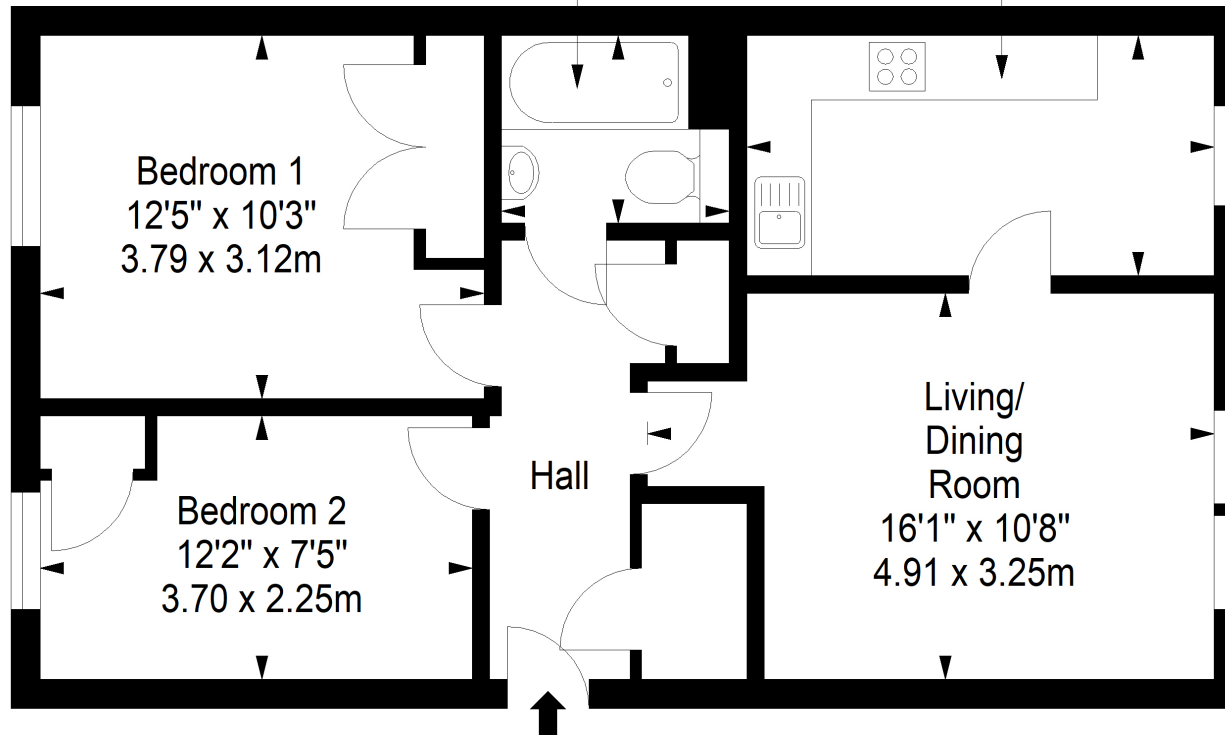
First Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



Bathroom
6'6" x 5'2"
1.97 x 1.58m

Kitchen
13'2" x 6'8"
4.02 x 2.04m



Total area: approx. 55.3 sq. metres (595.3 sq. feet)



GILSONGRAY.CO.UK

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