



boyd property

1 Caponhall Drive,
TRANENT | EH33 2HE

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Description

Boyd Property are delighted to present to the market this light and spacious 2-bedroom end terraced house, has a fantastic location on the rural edge of Tranent. It is close to the countryside, yet still within easy reach of all the town's amenities, schools, and transport links. The property is offered to the market in good order throughout and the accommodation briefly comprises a welcoming entrance hall with WC off, a well-proportioned lounge/dining room with feature fireplace, a modern fitted kitchen and a large conservatory/sunroom. A carpeted staircase leads to the upper landing which gives access to two double bedrooms, both the fitted wardrobes and there is a contemporary shower room. The property further benefits from gas central heating, double glazing, good storage facilities, private gardens to the side and rear. This property will make a fantastic starter home and viewing is therefore highly recommended.

Location

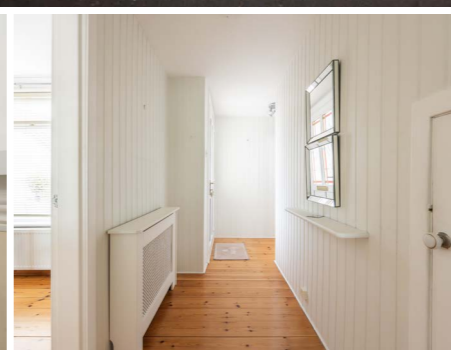
The expanding small town of Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with a choice 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 fitted floor coverings and integrated appliances in the kitchen along with the free-standing washing machine and dishwasher



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Features

- Entrance hall
- Lounge/Dining room
- Kitchen
- Downstairs WC
- Upper landing
- 2 Bedrooms
- 1 Shower room
- Double glazing
- Gas central heating
- Good storage facilities
- Private gardens to side and rear

FREE HOLD

D EPC RATING

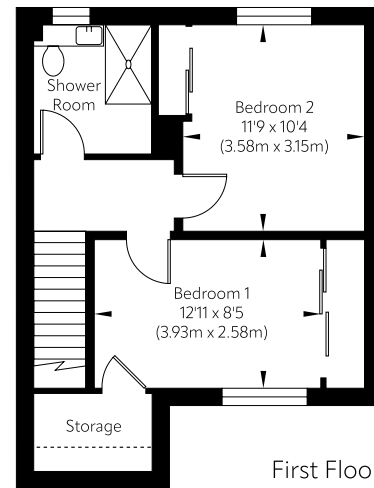
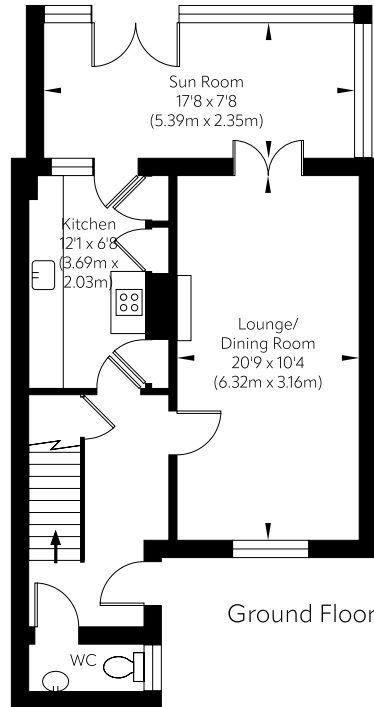
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For price and viewing information please scan the QR code. All our property home reports can be accessed instantly via www.espc.com. This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.



Approx. Gross Internal Floor Area 94.85 Sq M / 1021 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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