



15 Carlaverock Grove, Tranent, East Lothian, EH33 2EB

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Rare opportunity to acquire partly refurbished property now requiring completion but priced accordingly to take account of works required. The property has been fitted with a new kitchen and appliances with the benefit of an all-new gas central heating system with boiler, pipework, and radiators. The property does now require plaster work, plaster board roofing on both the ground floor and upper level and loft insulation. This spacious three-bedroom end terraced house is situated in a much sought-after residential area, in the lovely East Lothian town of Tranent. The property has private garden grounds to the front and rear, with a driveway providing off-street parking for several cars in addition to ample on street parking. The property is within walking distance to schooling and all amenities.

- Superb location within a sought-after residential area
- Spacious, flexible accommodation
- Entrance hallway with doors to the front and rear with a large under stair store
- Ground floor WC
- Spacious living and dining room
- Newly fitted dining kitchen with a range of base and wall units, ceramic touch control electric hob, extractor, oven, washing machine and fridge
- Upper hallway
- Main bedroom with twin windows
- Bedroom two with store cupboard
- Bedroom three which is again a good size
- Family shower room with electric shower, wc and sink with vanity unit
- Complete new gas central heating system including boiler, pipework, and radiators
- Double glazing
- Private garden grounds to the front and rear which are ideal for outside entertaining
- Driveway with parking for several cars



Location

Tranent has good local shopping facilities, schooling for all ages and within the immediate area there is a wide range of leisure and recreational facilities. For those commuting the A1 is on your doorstep and the journey into Edinburgh is both fast and easy as the city bypass is five minutes away by car and there are also regular buses in the town, and train services from nearby Musselburgh or Prestonpans Stations. East Lothian's beautiful countryside, fine coastlines and famous golf courses are also virtually on the doorstep of this property.

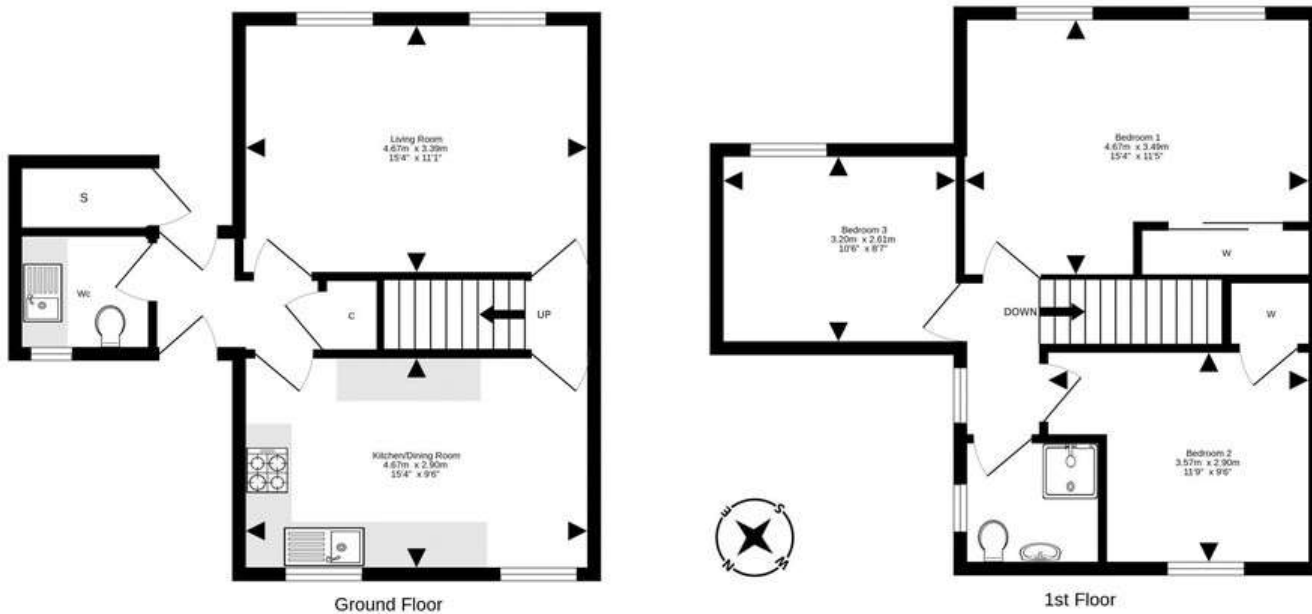
Extras

Included in the sale are: All fitted and free-standing kitchen appliances. Although all new no warranty applies to these appliances.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

