



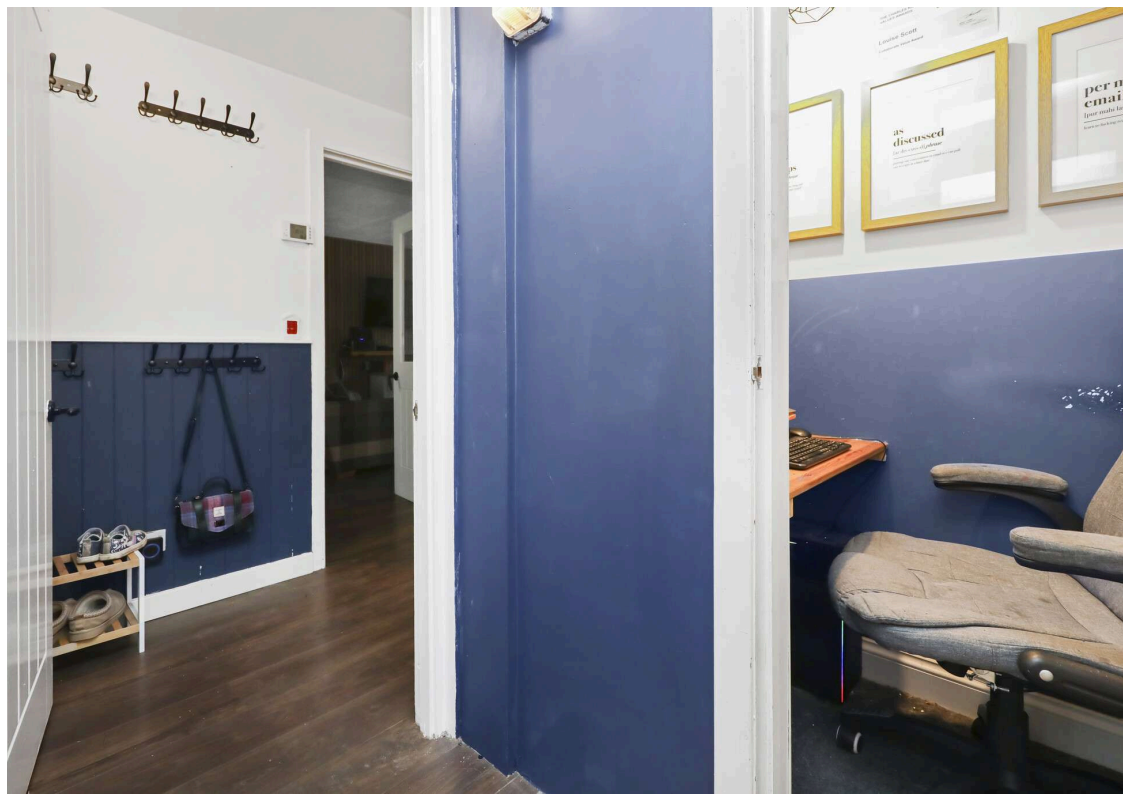


Welcome

Welcome to John Crescent, this three bedroom terraced villa arranged over two floors offers bright and spacious accommodation ideal for the first time buyer, family or investment opportunity, the property further benefits from a private garden to the rear along with ample residents and visitors parking available. The property is conveniently located to take advantage of the local amenities, schooling and swift transport links offered by the thriving and popular East coast town of Tranent. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule with a useful home office space.
- Living/dining front facing with patio doors to the rear garden.
- Fully fitted kitchen, door accesses the rear garden.
- Upper landing, shelved linen cupboard, hatch to attic.
- Three bedrooms.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing - replaced 2023.
- Rear garden, decking area, to include garden shed.
- Residents and visitors parking available.







Tranent

The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area now boasts all manner of light industry, and consequently a wide range of services and amenities have been created. Shops, banking, building society and postal services are available. Schooling is well represented from nursery to senior level. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The city bypass and main motorway networks are also within easy reach.

Extras

Included in the sale are floor coverings, light fittings, washing machine, tumble dryer and shed. No warranty applies to any appliances included in the sale and these items are deemed to be sold as seen.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

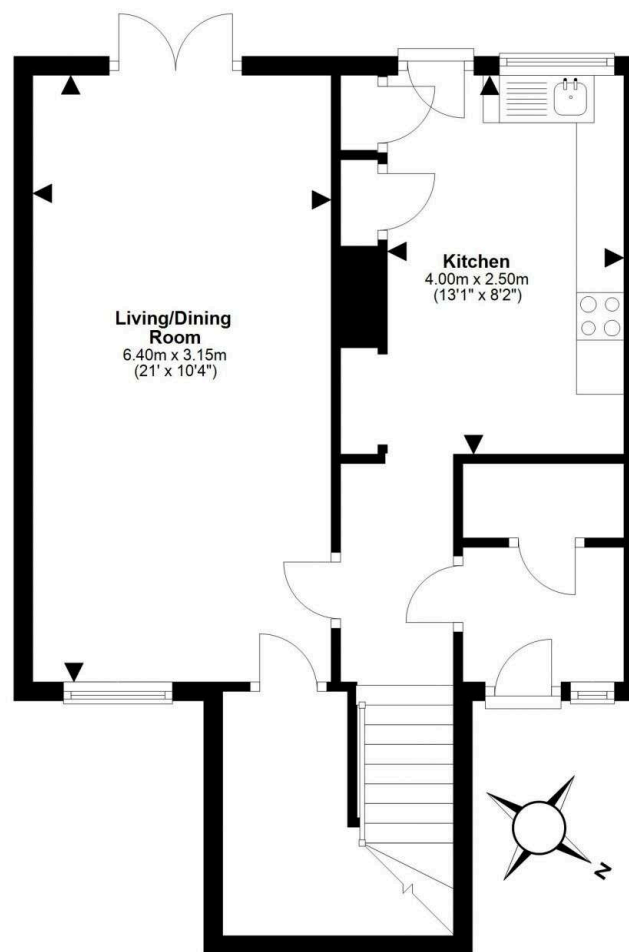
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

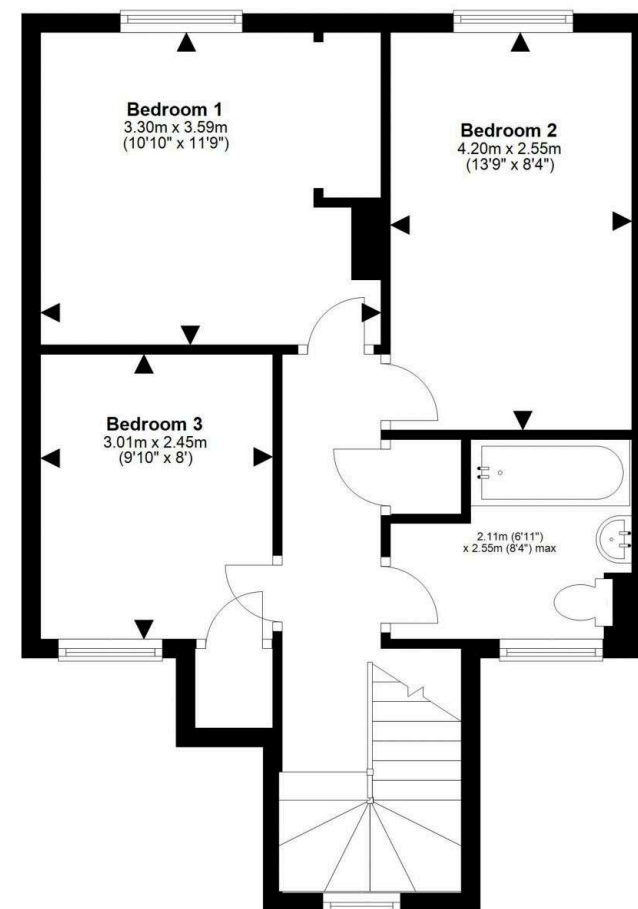


CHARTERED FIRM

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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.
Plan produced using PlanUp.