

Tranent
Call 01875 611211

Fixed Price £225,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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19 Bankpark Grove, Tranent EH33 1AU



Stunning, beautifully presented & in true move-in condition, this fabulous 2-bedroom & 2 public rooms, split level terraced villa with garage & enclosed rear garden, is set in set in the sought-after East Lothian town of Tranent, close to many local amenities. This property will make the perfect home for a first-time buyer, or young family & the accommodation comprises: on the ground floor: entrance vestibule leading to the light & airy entrance hall with storage cupboard, bright dining room/family room, stylish fitted kitchen with free standing electric cooker & integrated cooker hood, cloakroom/WC. On the 1st floor: fabulous sitting room with patio doors leading to the enclosed garden. On the 2nd floor: 2 excellent double bedrooms, master with fitted wardrobes, & stylish part tiled shower room/WC. The property benefits from gas central heating & double glazing & included in the purchase price are all fitted floor coverings, curtains & light fittings. The free standing cooker, fridge/freezer & washing machine are all included in the sale however are without warranty. To the front of the property is a lovely small garden area & access to the garage with 2 storage rooms, & to the rear is a fully enclosed garden with paved patio area. This charming property must be viewed to be fully appreciated!

Accommodation

GROUND FLOOR

- * Entrance Hall
- * Dining Room/Family Room
- * Stylish Fitted Kitchen
- * Cloakroom/WC
- * Storage cupboards

FIRST FLOOR

- * Sitting room with patio doors leading to the garden

SECOND FLOOR

- * 2 Double Bedrooms (master with fitted wardrobes)
- * Stylish shower room/WC
- * 2 Storage cupboards

ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating
- * White goods included in the sale (without warranty)
- * Garage and small garden to the front with 2 storage rooms
- * Fully enclosed rear garden with paved patio area



19 BANKPARK GROVE TRANENT EH33 1AU

All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2025 PreviewMyHome.co.uk

Situation

Located in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, various restaurants, pubs, a library plus an Aldi and Asda store. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

Fixtures and Fittings

All fitted floor coverings, curtains, light fittings and integrated appliances are

included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

D

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.