

**Tranent**

Call 01875 611211

**Offers Over £359,500**

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**2 Edinburgh Road, Edinburgh EH33 1AN**





Beautifully presented 3-bedroom end terraced traditional Victorian villa with South facing garden & driveway providing off street parking via private gate, set in the sought after East Lothian rural town of Tranent, close to local amenities & transport links. This property is in true move-in condition offering many period features & will make a perfect family home. The accommodation comprises: On the ground floor: entrance hall with period tiled floor, entrance hall leading to the fabulous bay windowed sitting room with feature fireplace & living flame gas fire, the sitting room leads to the good size rear facing dining room. From the dining room is a small rear hall with cloakroom/WC & a storage cupboard leading to the stylish fitted breakfasting kitchen with integrated appliances & door leading to the rear garden. On the upper floor: bay windowed master bedroom with fitted wardrobes, 2 further double bedrooms, & fully tiled 4-piece family bathroom with corner bath & separate shower cubicle. The property benefits from gas central heating & double glazing & included in the purchase price are all fitted floor coverings, blinds & light fittings. There is additional storage available in the partially floored attic space accessed via a Ramsay ladder. There are lovely gardens to the front side & rear, with garden shed & summer house included as well as various decked & chipped patio areas offering outdoor entertaining as well as off street parking. This property must be viewed to be appreciated!

Accommodation

GROUND FLOOR

- \* Entrance vestibule
- \* Hall
- \* Bay windowed sitting room
- \* Dining room
- \* Stylish fitted kitchen
- \* Cloakroom/WC

FIRST FLOOR

- \* Landing
- \* 3 Double bedrooms
- \* Fully tiled 4 piece family bathroom with shower

ADDITIONAL INFORMATION

- \* Gas central heating and double glazing throughout
- \* Corner plot
- \* Garden with lawn to the front and paved garden to the side and rear
- \* Driveway accessed at the side



2 EDINBURGH ROAD TRANENT EH33 1AN

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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 fixtures and fittings including integrated appliances, all fitted floor

coverings, blinds & light fittings are included in the purchase price

Services

Mains electricity, gas, water, drainage

EPC

E

Council Tax

E

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

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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.