

Tranent

Call 01875 611211

Offers Over £200,000



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39 Morrison Avenue, Tranent, EH33 2AR



Semi-detached villa located within an established residential area of Tranent. Built around 1935, the property offers approximately 67m² of internal floor space and retains much of its original character.

It benefits from garden areas to the front, side, and rear, along with a private driveway and parking area to the front. While some modernisation would be beneficial, the property presents an excellent opportunity for buyers to upgrade and personalise the home to their own taste.

The surrounding neighbourhood comprises similar traditional properties and provides convenient access to a range of local amenities, schools, and transport links

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with gas fire
- * Breakfasting kitchen with door to the rear
- * Shower room

FIRST FLOOR

- * Upper landing
- * Two spacious double bedrooms

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private, enclosed rear garden with attractive patio area, complemented by additional private garden ground to the front
- * Timber shed
- * Driveway providing ample parking

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Approximate Gross Internal Area = 66.0 sq m / 710 sq ft

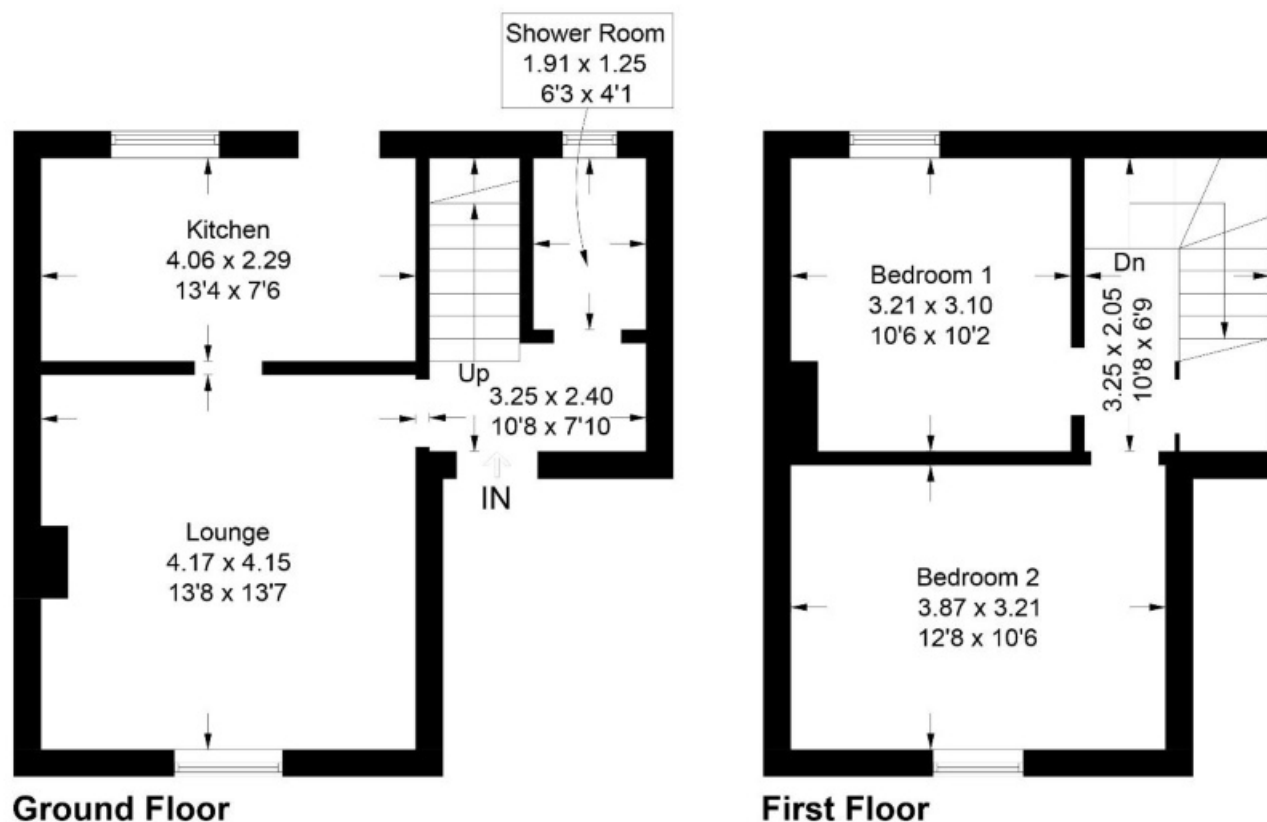


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1251947)

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, banks, various restaurants, pubs, a library plus the recently opened Aldi and Asda stores. 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, blinds and integrated appliances are included. No

warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band B

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

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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.