

Tranent

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Offers Over £325,000



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6 Winton Grove, Tranent, East Lothian, EH33 2PS



Set within a peaceful and well-established residential area of Tranent, this detached bungalow offers a rare opportunity to acquire a beautifully presented home in immaculate condition. Extending to approximately 112 sq.m., the property has been thoughtfully upgraded and extended to provide spacious, contemporary living accommodation finished to a high standard throughout.

Built circa 1980, the bungalow sits among similar style homes in a friendly neighbourhood, with a range of local amenities conveniently close by. The interior boasts modern, well-proportioned rooms designed for comfort and practicality, while the exterior has been landscaped for easy maintenance.

Externally, the property benefits from garden ground to the front, side, and rear, offering both privacy and outdoor space to relax or entertain. There is also a single garage, featuring electric metal roller door access and additional driveway parking.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room
- * Sun room with patio doors to the rear
- * Dining kitchen with integrated appliances
- * Master bedroom with en-suite shower room
- * Spacious double bedroom
- * Further bedroom
- * Shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private garden ground to the front, side and rear
- * Garage with electric roller door
- * Driveway providing ample parking

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Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft

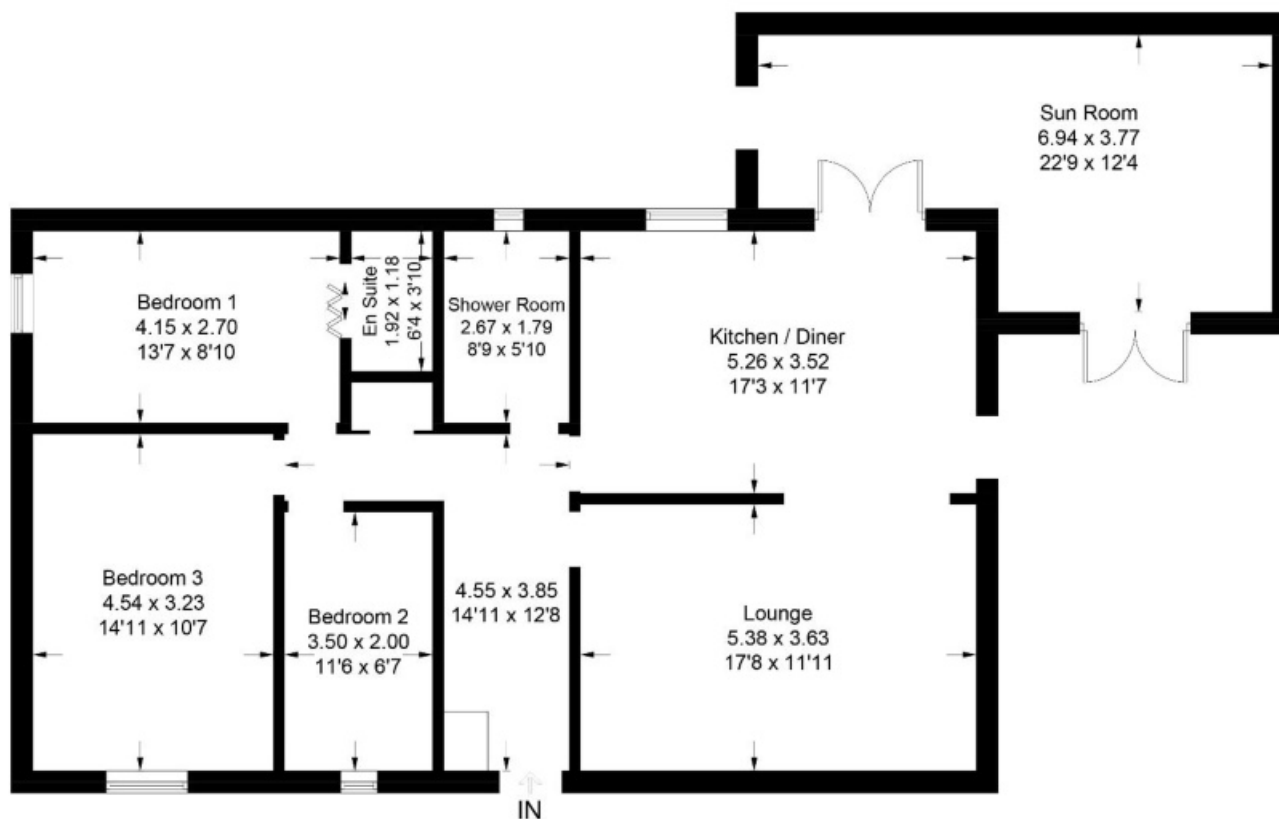


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1254305)

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 C

Council Tax

Band F

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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