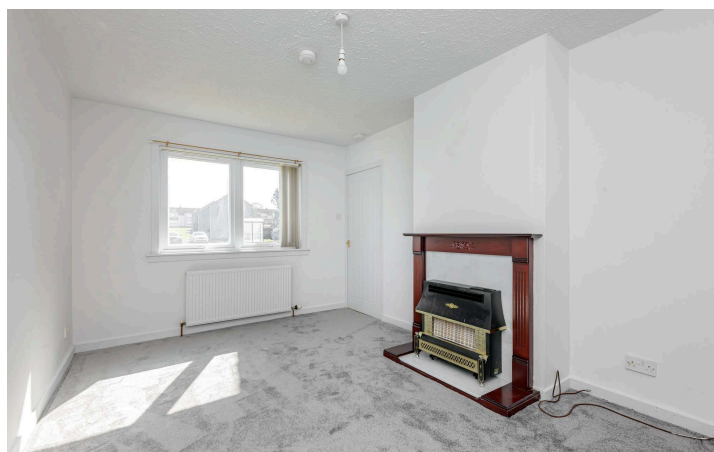
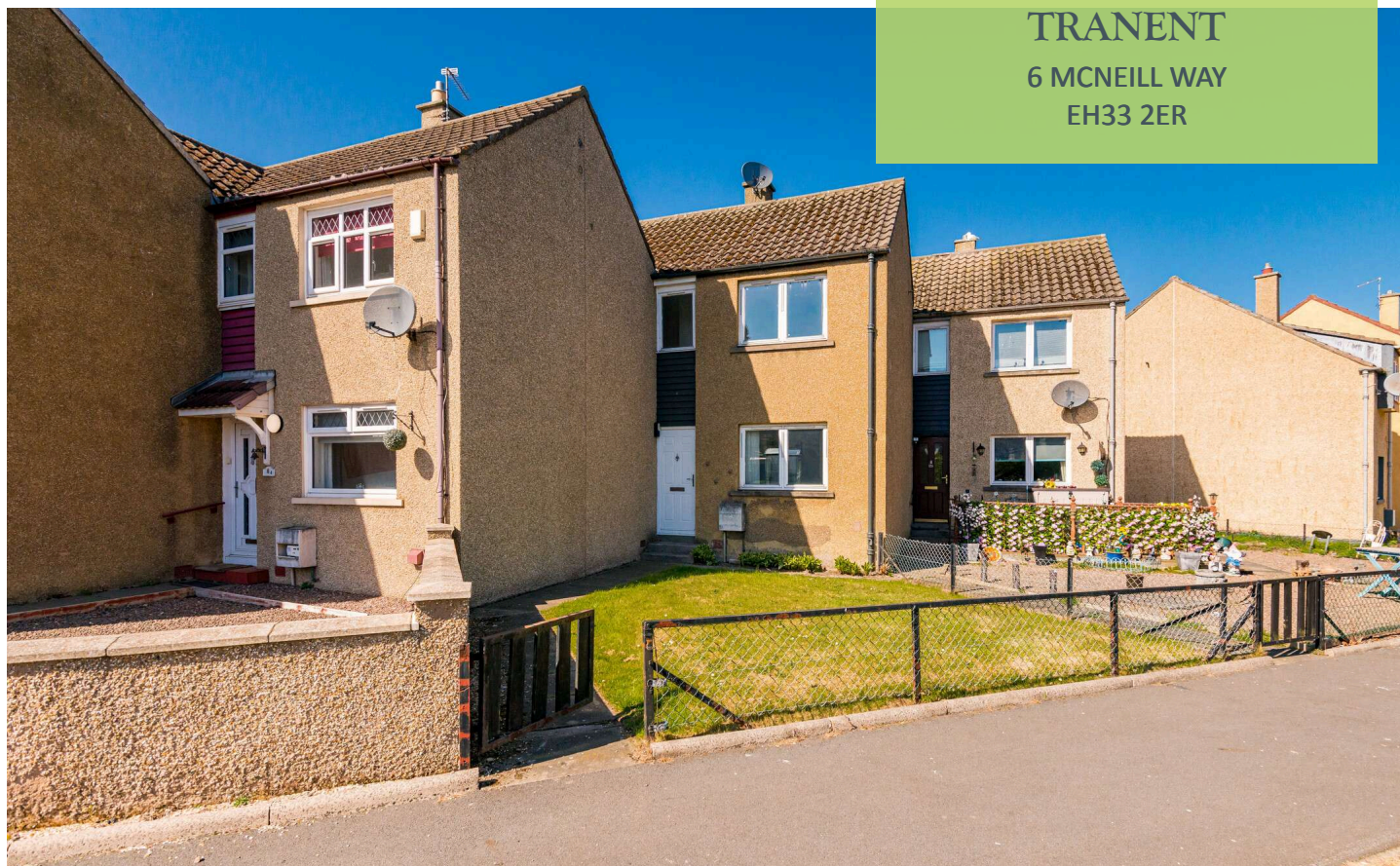


TRANENT

6 MCNEILL WAY
EH33 2ER



2



1



1

EPC RATING: D

OFFERS OVER £175,000



IMMACULATELY PRESENTED TWO BED TERRACED HOUSE WITH FRONT & REAR GARDENS

Located in the popular town of Tranent is this superb property would make an ideal home for first time buyers, professionals or a young family. The house is ready to move into with a recently updated kitchen, modern bathroom, two double bedrooms, new flooring & freshly redecorated throughout. There are a wide range of shops & amenities available nearby and excellent transport links into Edinburgh city centre make it perfect for commuters. Easy access to the countryside & coast for those that enjoy outdoor pursuits.

VIEWING

Sunday 2-4 or by appt tel Jardine Phillips 0131 4466850

PROPERTY DESCRIPTION

- Hallway with staircase to the first floor and a handy storage cupboard
- Spacious sitting room with feature fireplace with gas fire
- Good sized kitchen/breakfast room with a wide range of fitted units & appliances and two storage cupboards
- Rear hallway with access to understairs storage and door to the rear garden
- Large main bedroom with fitted storage Bright second dual aspect double bedroom
- Modern bathroom with bath with electric shower over, built in vanity sink unit & wc
- Gas central heating from combi boiler updated in 2013 & located in cupboard in the kitchen
- Timber framed double glazed casement windows
- Sunny south facing enclosed front garden laid to lawn
- Enclosed rear garden with storage cupboard, large lawn & gate to parking area
- Unallocated off street parking

AREA

Tranent is a popular town only 10 miles from Edinburgh, nestled in the scenic countryside of East Lothian, offering the best of city & country living. The town centre has a good variety of shops, cafes, restaurants, pubs & a library, together with Aldi & Asda supermarkets. Nearby Fort Kinnaird Retail Park offers a wide range of retail outlets, restaurants and a cinema. Also, located in the heart of Tranent, is the Loch Centre which is a dedicated Sports & Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. East Lothian's beautiful countryside, fine coastlines and famous golf courses are also virtually on the doorstep. Primary & secondary schooling are available

close by, together with higher education on offer at Edinburgh College & Queen Margaret University. The town is easily accessible to Edinburgh city centre via the regular bus services, the city bypass or the train services available from nearby Prestonpans & Musselburgh, and the A1 provides a direct route to the South

EXTRAS

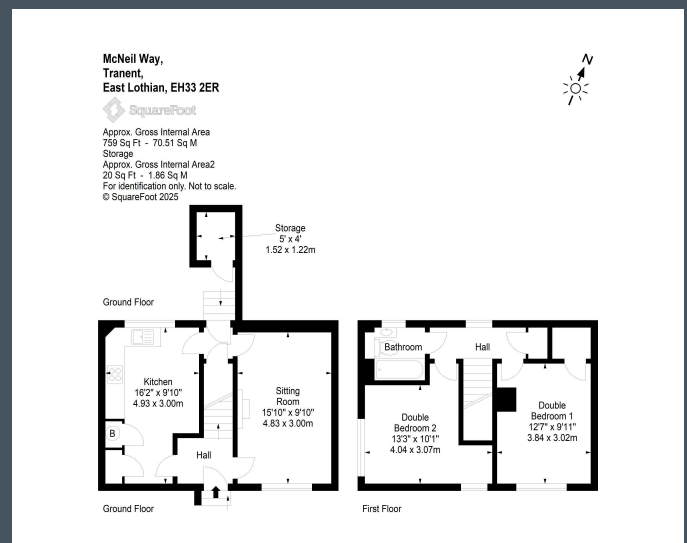
The blinds/curtains, light fittings, electric hob, oven, cooker hood & washing machine are included in the sale.

HOME REPORT VALUATION

Sitting room	15'10 x 9'10 (4.83 x 3.00m)
Kitchen/breakfast room	16'2 x 9'10 (4.93 x 3.00m)
Bedroom 1	12'7 x 9'11 (3.84 x 3.02m)
Bedroom 2	13'3 x 10'1 (4.04 x 3.07m)
External store	5' x 4' (1.52 x 1.22m)

Contact:

205 Morningside Road Edinburgh EH10 4QP
 T • 0131 446 6850 E • info@jardinephillips.com
 F • 0131 446 6859 DX 503238 ED64



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

espc

rightmove
onTheMarket.com