

TRANENT

54B HIGH STREET
EH33 1HH



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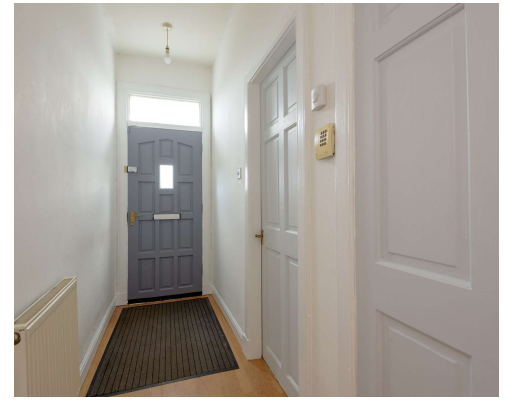
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EPC RATING: D

OFFERS OVER £115,000



PERFECT FIRST TIME BUYER ONE BED FLAT IN POPULAR TRANENT

Located in the centre of the thriving area of Tranent is this great one bed first floor flat with a private rear entrance, good sized sitting room, large kitchen/dining room, bedroom and modern bathroom. A great range of local amenities on your doorstep and a short drive to Fort Kinnaird with its wider array of retail outlets. Regular bus services take you straight into Edinburgh city centre making it perfect for commuters, and there is easy access onto the A1 and the motorway network beyond.

VIEWING

By Appt Please call 0131 4466850

PROPERTY DESCRIPTION

- Direct maindoor access via rear staircase
- Good sized sitting room with twin windows
- Spacious kitchen/dining room with wide range of light wood fitted units, a breakfast bar and appliances
- Double bedroom
- Modern bathroom with bath with shower over, sink & wc
- Gas central heating from condensing combi boiler located in kitchen (replaced 2021)
- Upvc double glazed windows
- Free on street parking

AREA

Tranent is a thriving East Lothian town, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of services & amenities including supermarkets (Asda & Aldi), banking, building society, postal services, restaurants & pubs. A wider range of retail stores & leisure facilities are available at nearby Fort Kinnaird. Schooling is well represented from nursery to senior level and Edinburgh College & Queen Margaret University are both a short distance away. Surrounded by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime spot will undoubtedly appeal to a wide cross section of the public. An efficient public transport service is available very

close by, which operates to many parts of East Lothian, Edinburgh and further afield. The A1, City Bypass and main motorway networks are also within easy reach.

EXTRAS

The blinds/curtains, light fittings, electric hob, oven, extractor fan, fridge freezer are included in the sale.

HOME REPORT VALUATION

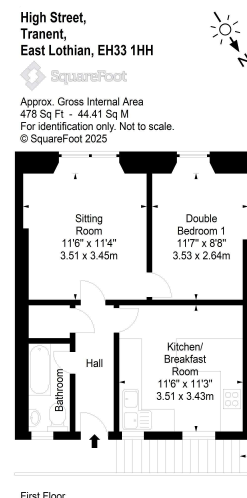
£120,000

Sitting room	11'6 x 11'4 (3.51 x 3.45m)
Kitchen/dining room	11'6 x 11'3 (3.51 x 3.43m)
Bedroom 1	11'7 x 8'8 (3.53 x 2.64m)

Contact:

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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.



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