

KILGOUR

PROPERTY



41 Buxley Road, Elphinstone, Tranent, EH33 2LW





- Lounge
- Kitchen/Diner
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Council Tax – Band B
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

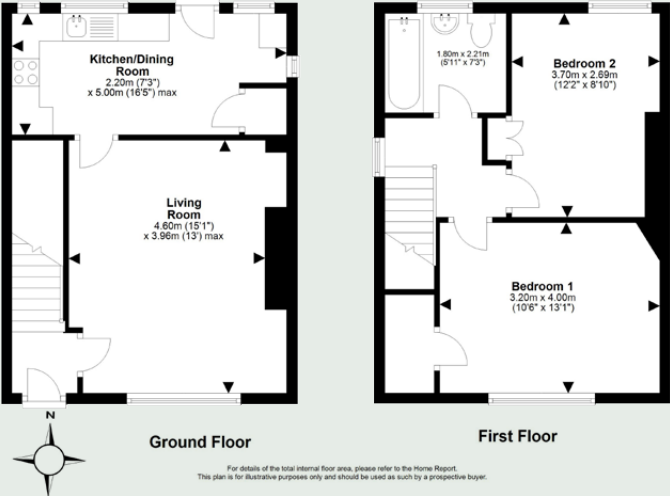
Description

An excellent opportunity to purchase this very well presented semi detached villa set in the peaceful and sought after village of Elphinstone in East Lothian.

The property will appeal to a number of buyers and benefits from having gas central heating and double glazing. Externally there are private gardens to the front and rear and a driveway for secure off street parking.

Location

The subjects are located in the picturesque East Lothian village of Elphinstone which enjoys a close knit community spirit and lies within easy commuting distance of Edinburgh via the A1 (approximately 12 miles). The village itself offers a good range of local amenities including a general store, post office, pub and social club with further facilities available at Tranent (located approximately 2 miles away) and Musselburgh (4 miles). A public transport network operates throughout the village, East Lothian and further afield. The city bypass and main motorway networks are also within easy reach.



Lounge	15'1 x 13'0	4.60 x 3.96m
Kitchen/Diner	16'5 x 7'3	5.00 x 2.20m
Bedroom 1	13'1 x 10'6	4.00 x 3.20m
Bedroom 2	12'2 x 8'10	3.70 x 2.69m
Bathroom	7'3 x 5'11	2.21 x 1.80m







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