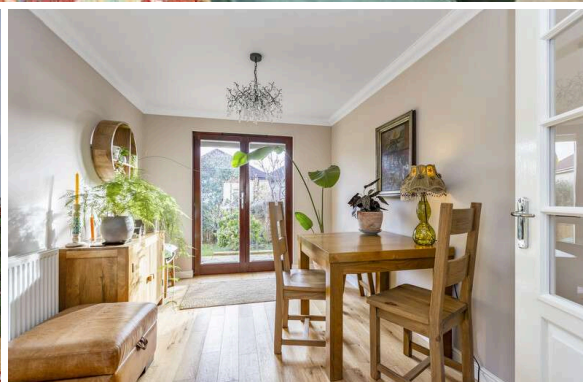




41 Moffat Walk
| TRANENT | EH33 2QL


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Beautifully presented four bedroom detached home with high spec interior and well landscaped gardens, forming part of a prestigious development, located in Tranent a very popular and convenient residential area on the doorstep of the city bypass. This property occupies a pleasant situation on a well-tended modern development and comes with well maintained front and back gardens and with front driveway with plenty off street parking. Internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs, the spacious living room has a large bay window which ensure an abundance of natural light and features an attractive wood burning stove giving a focal point to the room. The lovely dining room looks onto the garden. The beautifully appointed kitchen currently comprises gas hob, double oven and fan, a breakfast bar, dishwasher and fridge/freezer. There is also a utility room currently with a washing machine and dryer and gives access to the garden and a downstairs wc. Upstairs there are four bedrooms, all with built-in storage and the master benefitting from an en-suite shower room with shower, wc and heated towel rail. Completing the accommodation is the spacious family bathroom with shower and separate bath and also a heated towel rail. Further benefits on offer include gas central heating, double glazing, stunning oak flooring and oak staircase, a floored attic, extremely attractive landscaped gardens at the front and rear with a patio, shed, laid lawn, outside tap and large double driveway at the front.

- Entrance hall
- Spacious living room with wood burner
- Fully fitted kitchen with breakfast bar
- Dining room
- Four bedrooms
- Large double driveway
- 2 bathrooms and a further downstairs wc
- Floored attic
- Landscaped gardens
- Gas central heating & double glazing
- Utility room

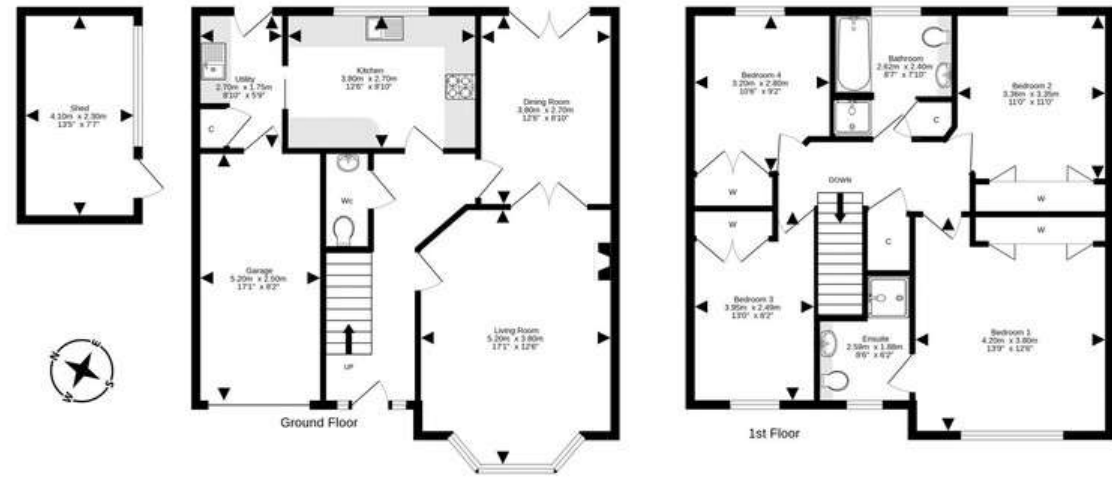
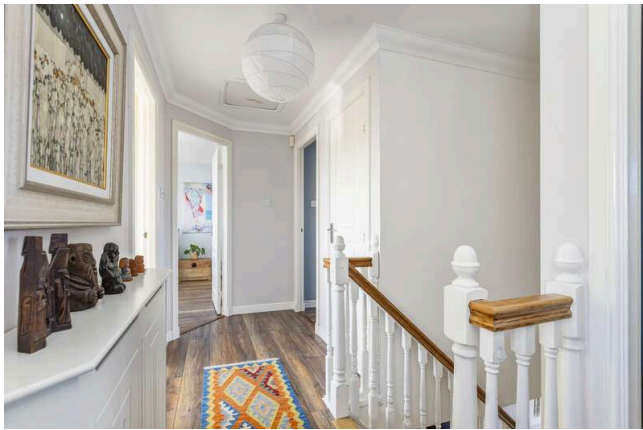
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in sale will be all window fittings (incl. oak wooden blinds), all kitchen appliances, washing machine and tumble dryer and ceiling lights. The chandeliers (living room & dining room) and some furniture can be available by separate negotiation with the sellers. EPC rating is C.

The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area now boasts all manner of light industry, and consequently a wide range of services and amenities have been created. Shops, banking, building society and postal services are available. Schooling is well represented from nursery to senior level. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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