



115 High Street
TRANENT | EH33 1LW


warners
solicitors & estate agents



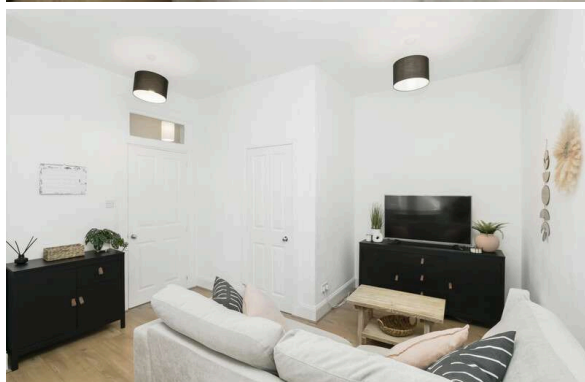
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Warners are delighted to offer to the market this immaculately presented, traditional upper flat with access from the rear by means of an external stone staircase. The flat enjoys a prominent position in the very heart of Tranent town centre. This particularly appealing, generously proportioned upper flat offers spacious, comfortable and attractively presented accommodation. It represents an ideal purchase for an individual, couple or small family or as a buy to let investment.

The accommodation is comprised of a spacious central hall, twin windowed living room/dining room/modern fitted kitchen, twin windowed master bedroom, further generous double bedroom, modern bathroom with white suite, mixer tap shower over bath. The property also benefits from a useful attic space offering conversion potential subject to consents being obtained together with gas central heating and double glazing throughout.

- Immaculately presented, traditional upper flat.
- Open plan living room/diner/kitchen.
- Generously proportioned master bedroom.
- Spacious second double bedroom
- Modern bathroom suite
- Attic with conversion potential

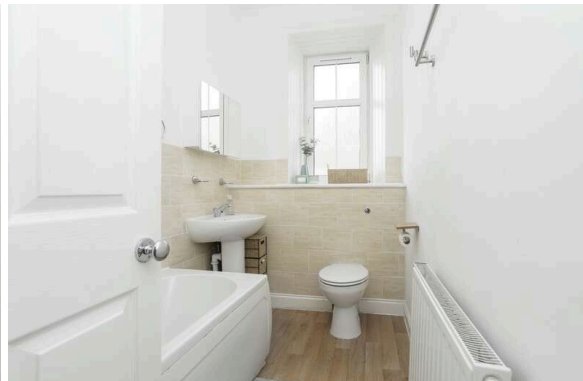
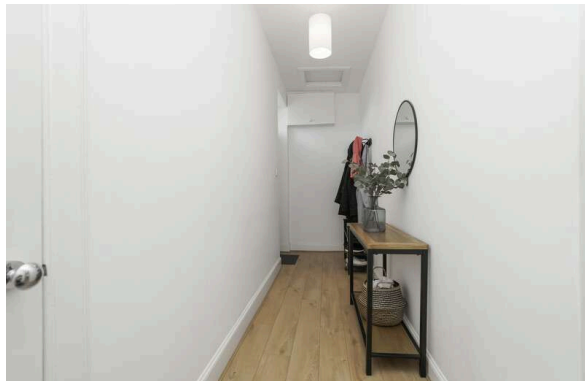


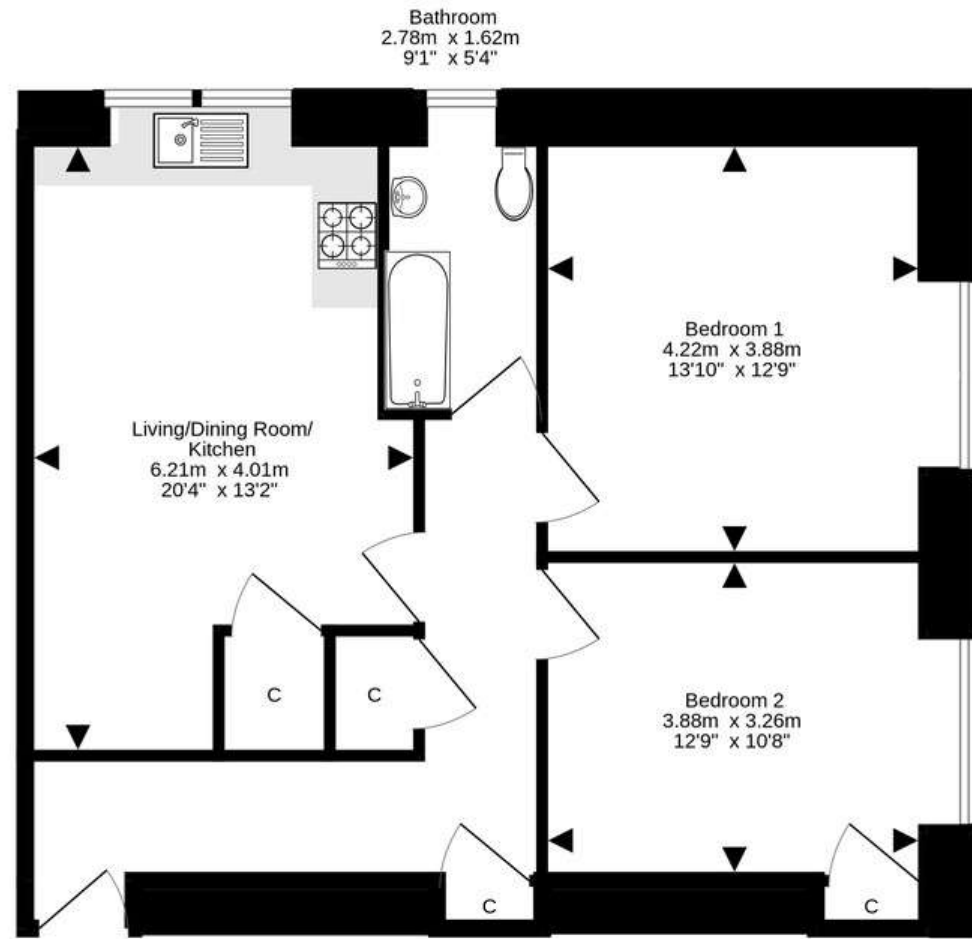
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

Extras included in this sale are blinds, curtains, kitchen island and custom wardrobe. EPC rating D





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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