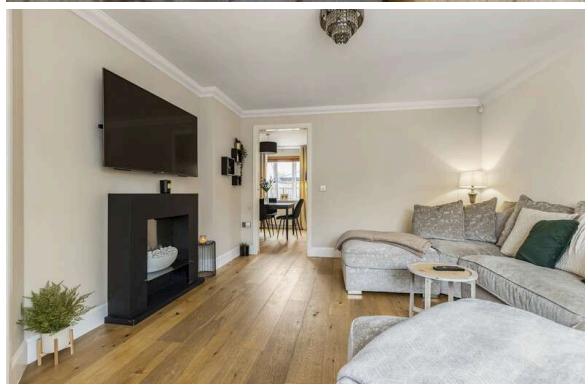




29 Ness Place  
TRANENT | EH33 2QP

  
warners  
solicitors & estate agents





## 29 Ness Place

TRANENT | EH33 2QP

Warners is pleased to present this charming three-bedroom end-terraced house, complete with a driveway, located in a serene area of this sought-after East Lothian town, conveniently close to local amenities. This property is perfect for first-time buyers, young professionals, or families looking to expand.

As you step inside, you're welcomed by a spacious entrance hallway that includes a cloakroom/WC. The inviting sitting room features a stylish fireplace with an electric fire and provides access to a separate dining room, making it an excellent space for entertaining guests. The modern kitchen is equipped with a gas hob and electric oven, and it opens onto the rear garden. A carpeted staircase leads to three generously sized bedrooms, each with built-in wardrobes, as well as a part-tiled family bathroom featuring a shower over the bath.

Additional highlights include gas central heating and double glazing throughout. The property also offers a small garden at the front and a fully enclosed, low-maintenance garden at the back.

- Versatile Buyer Appeal: Suitable for first-time buyers, professionals, and families.
- Spacious Living: Inviting sitting room and separate dining area.
- Modern Kitchen: Equipped with gas hob and oven, access to rear garden.
- Ample Bedrooms: Three well-sized bedrooms with fitted wardrobes.
- Prime Location: Quiet area near local amenities in East Lothian.
- Low Maintenance Outdoor Space: Small front garden and enclosed rear garden.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

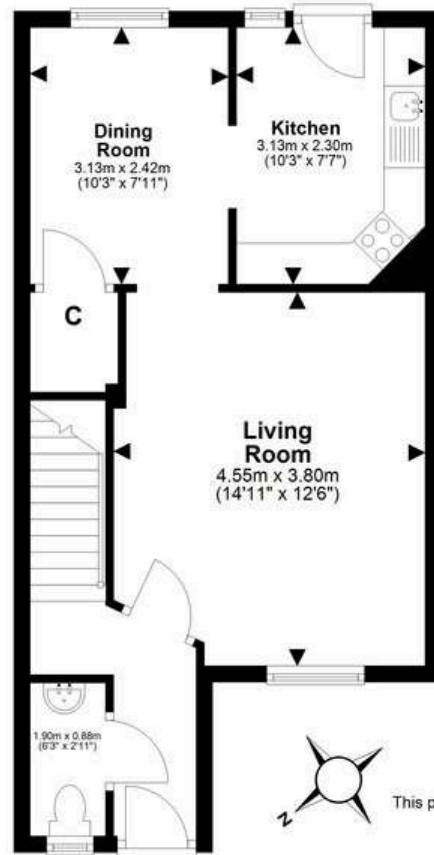


Washing machine, fridge freezer, tumble dryer, blinds, curtain poles and tv brackets included in sale. EPC Rating C.

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.



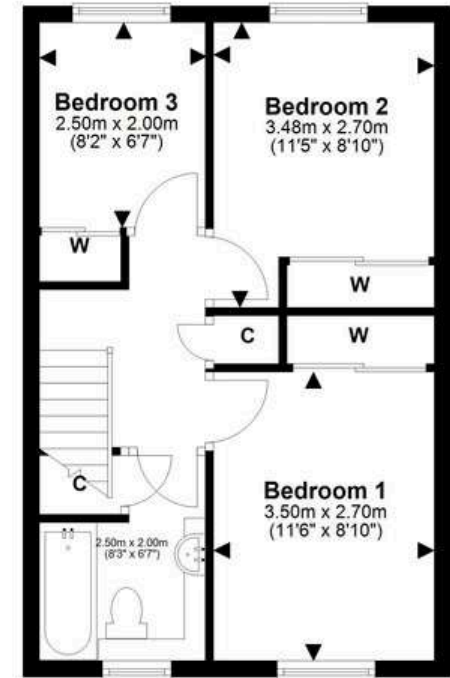




**Ground Floor**



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



**First Floor**