



WINTON PLACE

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Retail Stocktaking

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THE FRASER CENTRE

M&F FUNERAL SERVICES

3/2 Winton Place
TRANENT | EH33 1AF


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Beautifully presented two bedroom first floor flat located in the heart of Tranent, within easy commuting distance of Edinburgh. The property comprises an entrance hallway with secure entry phone, a bright and generous kitchen living room which features two Edinburgh press/shelves, twin windows, fireplace and has views over the town centre. The fully fitted kitchen currently comprises a washing machine, fridge/freezer and gas hob, oven and fan.

There are also two well proportioned bedrooms, one with built in storage and housing the boiler. Completing the accommodation is the bathroom with shower over the bath. This lovely property further benefits from gas central heating, double glazing, and ample storage. Early viewing is highly recommended to avoid missing out.

- Bright and beautifully presented first floor flat
- Entrance hallway with secure entry
- Kitchen/living with views over the town centre
- Two well proportioned bedrooms
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Rear garden and on street parking

All curtains, TV brackets, integrated appliances and the fridge freezer will be included in the sale. EPC Rating C.

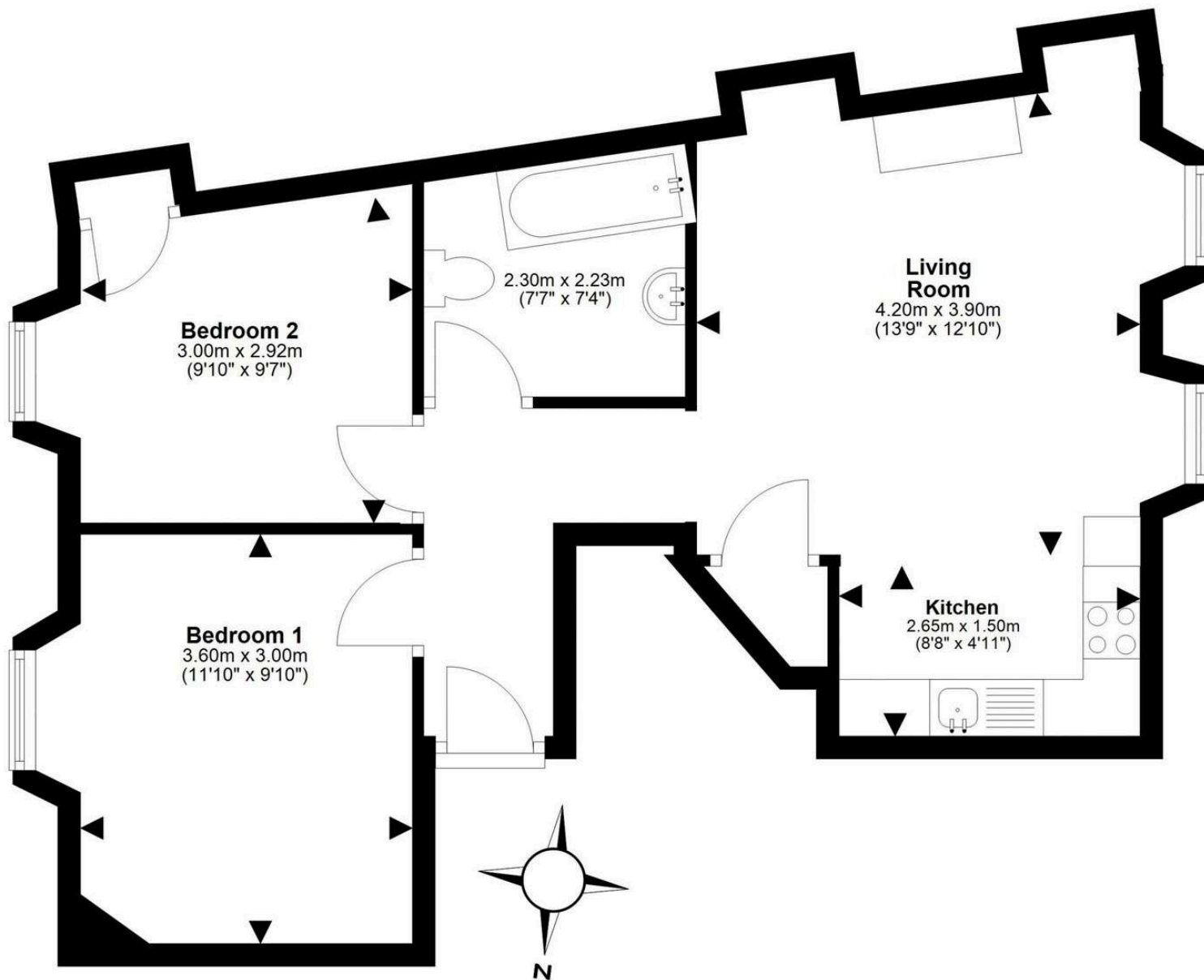


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.





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.