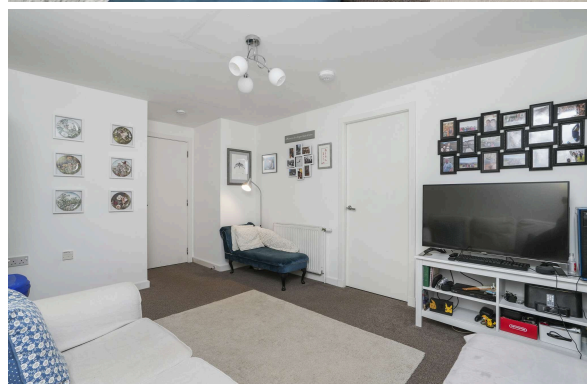




2 Coronation Court, New Row
TRANENT | EH33 2GA


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2 Coronation Court, New Row

TRANENT | EH33 2GA

An exciting opportunity has arisen to acquire this well presented, two-bedroom, ground floor flat in the popular town of Tranent in East Lothian.

This charming apartment has been tastefully decorated to a good standard throughout and is presented to the market in move-in condition. The spacious living/dining room forms the main public area in the property, providing a great space for relaxing or entertaining friends and family. The principal bedroom is of an excellent size and benefits from a good amount of integral wardrobe storage. The second bedroom similarly benefits from integral storage, and the room could alternatively be employed as a home office or study, affording the property a good amount of flexibility. A well-sized kitchen and family bathroom complete the accommodation internally.

Offering huge appeal to a range of buyers including first-steppers, young families and those looking to downsize, viewing is highly recommended to appreciate this beautiful home.

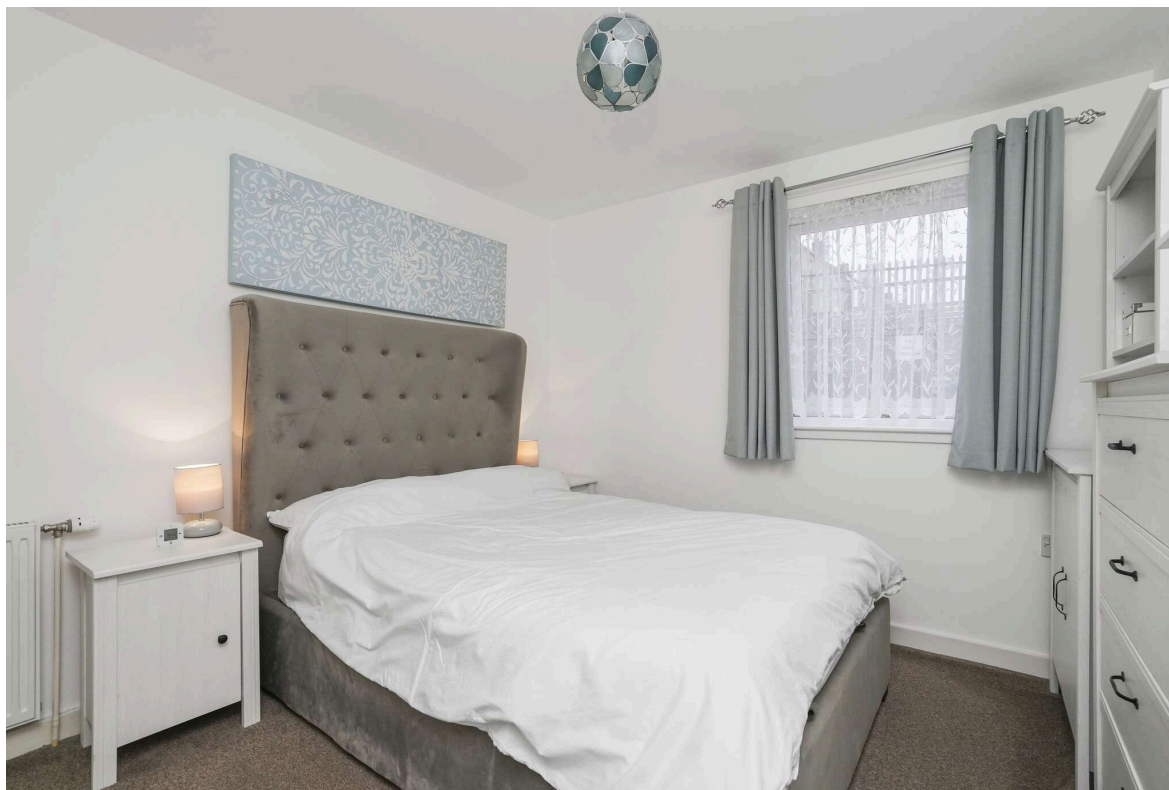
- Two-bedroom ground floor apartment
- Popular location
- Living/dining room
- Kitchen
- Principal bedroom
- Second bedroom
- Bathroom
- Gas central heating
- Allocated parking space

Oven, hob, curtains, curtain poles and fitted light fixtures will be included, however, light shades that are removable will not be included.

Factor fees are approx £66 pcm

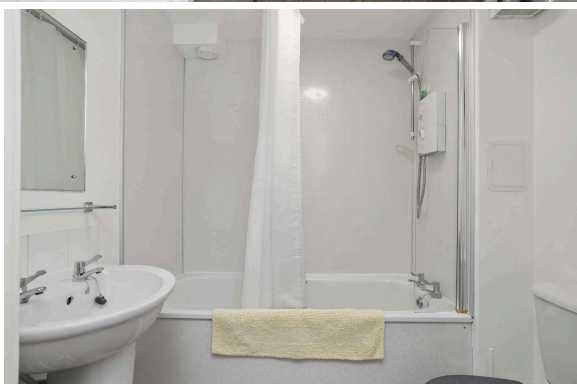
EPC Rating C. Council Tax band C.

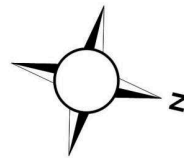
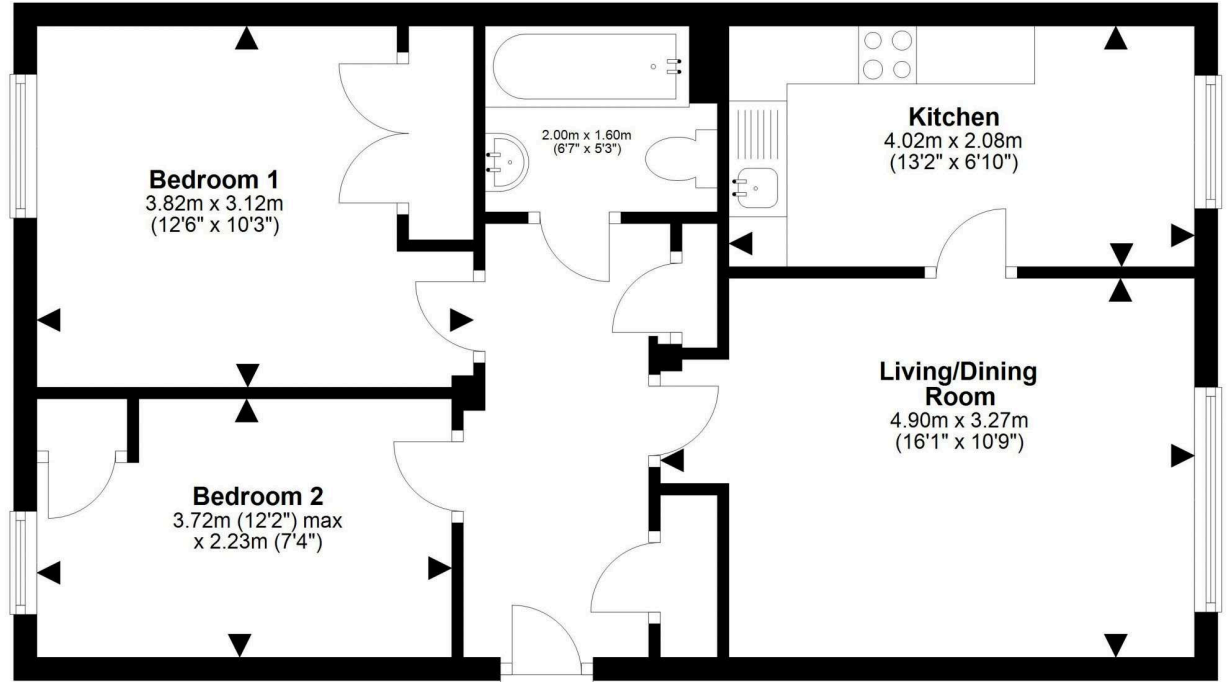
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Factor fees are £66 pcm and cover cleaning and maintenance of communal areas, both internally and externally as well as building insurance.

The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. 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 A1, 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.

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