



2 George Grieve Way
TRANENT | EAST LOTHIAN | EH33 2QT

warners
solicitors & estate agents



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Set in the heart of sought-after Tranent in a quiet cul-de-sac moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented semi-detached house boasting a 2 car driveway, a secluded fully enclosed rear garden, gas central heating and double glazing this unique property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a significantly extended bedroom with living space, built-in mirrored wardrobe and French doors to the garden, a useful utility room and downstairs is completed by an exquisite bathroom with shower over bath. Following upstairs the upper level enjoys a bright dual aspect lounge with generous dining space, and seating/working from home neiks, a contemporary kitchen with attractive units and the house is completed by a large bedroom with triple built-in wardrobes and an elegant en-suite shower room. Externally the fully enclosed South facing rear garden is landscaped to create a wonderful oasis with a section laid to lawn and paved.

- Semi-detached home in quiet street in Tranent
- South facing rear garden and 2 car driveway
- Welcoming hallway with utility room
- Bright lounge and contemporary kitchen
- Two double bedrooms
- Two bathrooms
- Council Tax Band D
- Energy Rating C

Extras: All curtains, blinds, cooker, oven, extractor fan, integrated fridge and separate integrated freezer will be included. All other items of furniture, as viewed, are available by separate negotiation.

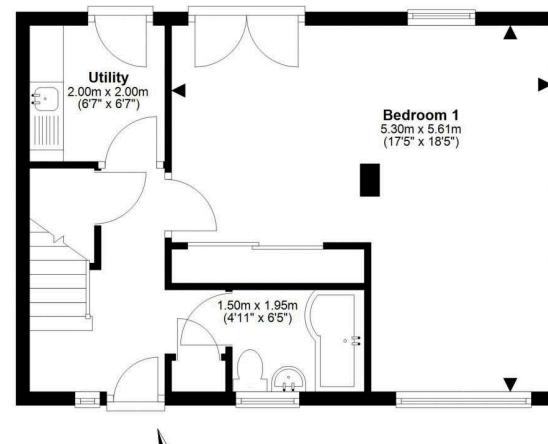
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



Factor: Greenbelt Group Ltd approx £29.53 over 10 months per year.

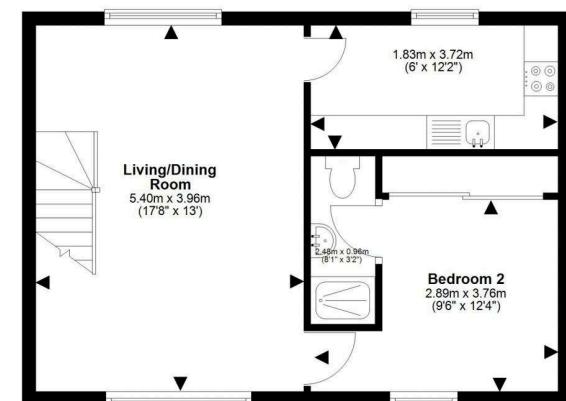
The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to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





Ground Floor

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



First Floor