



1A Ormiston Road
TRANENT | EAST LOTHIAN | EH33 2DS


warners
solicitors & estate agents



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Warners are delighted to present this charming one-bedroom main door flat, ideally located in the heart of Tranent.

Perfectly suited for first-time buyers or buy-to-let investors, this well-proportioned property offers comfortable living with excellent transport links to Edinburgh, making commuting a breeze.

The flat comprises a bright and spacious living room, a small yet functional kitchen, a generously sized double bedroom, and a modern bathroom. A particularly appealing feature is the direct access from the bedroom to a pleasant courtyard area, which leads to a private cellar, ideal for additional storage, and a communal, leafy garden space shared by the residents.

Further benefits include gas central heating, excellent local amenities, and easy access to nearby schools, shops, and public transport.

Early viewing is highly recommended to fully appreciate this fantastic opportunity.

- Main door access
- One double bedroom with courtyard access
- Pleasant communal garden and private cellar storage
- Ideal first-time purchase or buy-to-let investment
- Easy links to Edinburgh
- Sought-after location in Tranent
- Council Tax band A
- Energy Rating: D

Extras to include: Washing machine, electric cooker, fridge freezer, bathroom vanity unit, bathroom undersink unit, curtains/curtain rails and light fittings and shades.

By separate negotiation the following items of furniture are available : bed, mattress, bedside tables, chest of drawers, display case , sofa, table and chairs.

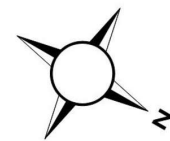
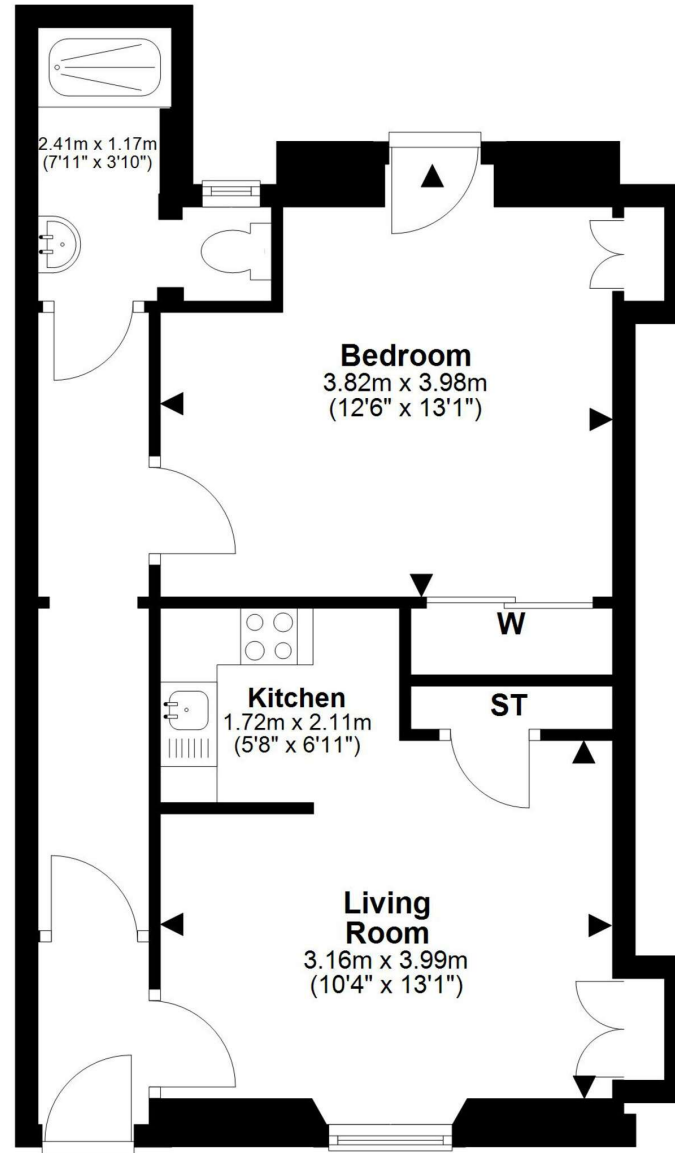


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area 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.





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.