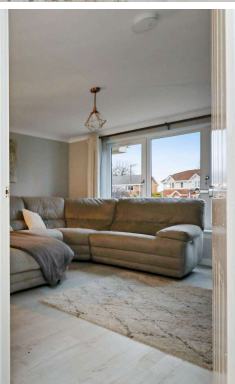
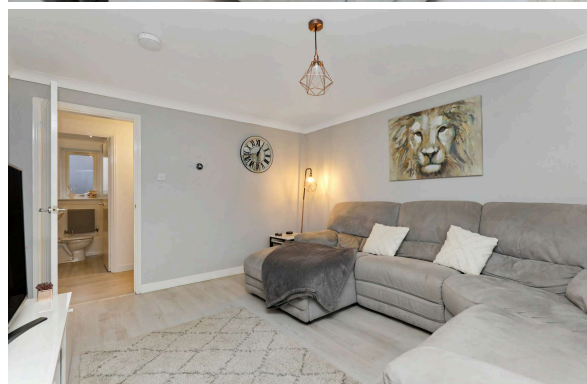




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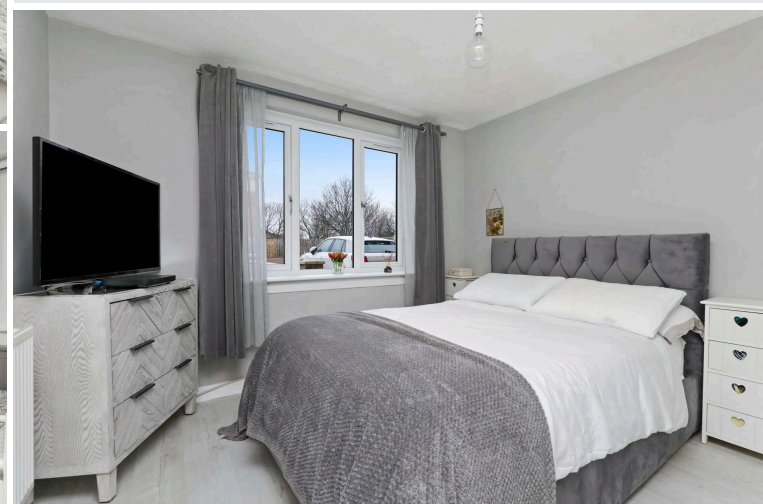
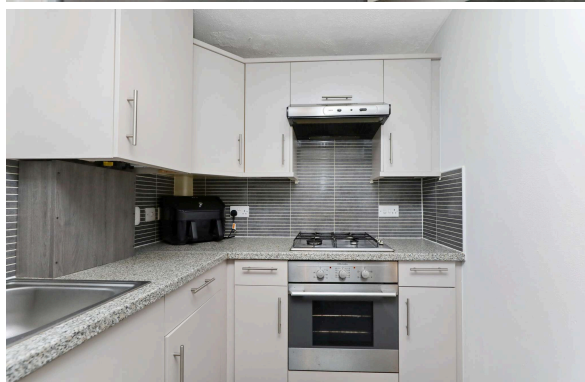
Warners are pleased to present this attractive and well-maintained two-bedroom ground-floor apartment, quietly positioned within a modern residential development and enjoying a peaceful cul-de-sac setting. Conveniently located close to a wide range of local amenities and excellent transport links, the property offers easy commuting access to Edinburgh and will appeal to first-time buyers, professionals and investors alike.

The accommodation is well laid out and begins with a welcoming entrance hallway featuring a generous storage cupboard and secure entry system. The bright and spacious living room provides a comfortable setting for everyday living, while the contemporary fitted kitchen is both practical and well equipped, featuring an integrated gas hob and electric oven, with space for additional appliances. Two well-proportioned bedrooms offer flexible accommodation, complemented by a modern shower room finished to a good standard.

Further benefits include gas central heating, double glazing, shared garden grounds and private residents' parking. Offering an excellent combination of comfort, convenience and location, this appealing apartment represents an ideal opportunity within a highly sought-after area and early viewing is recommended.

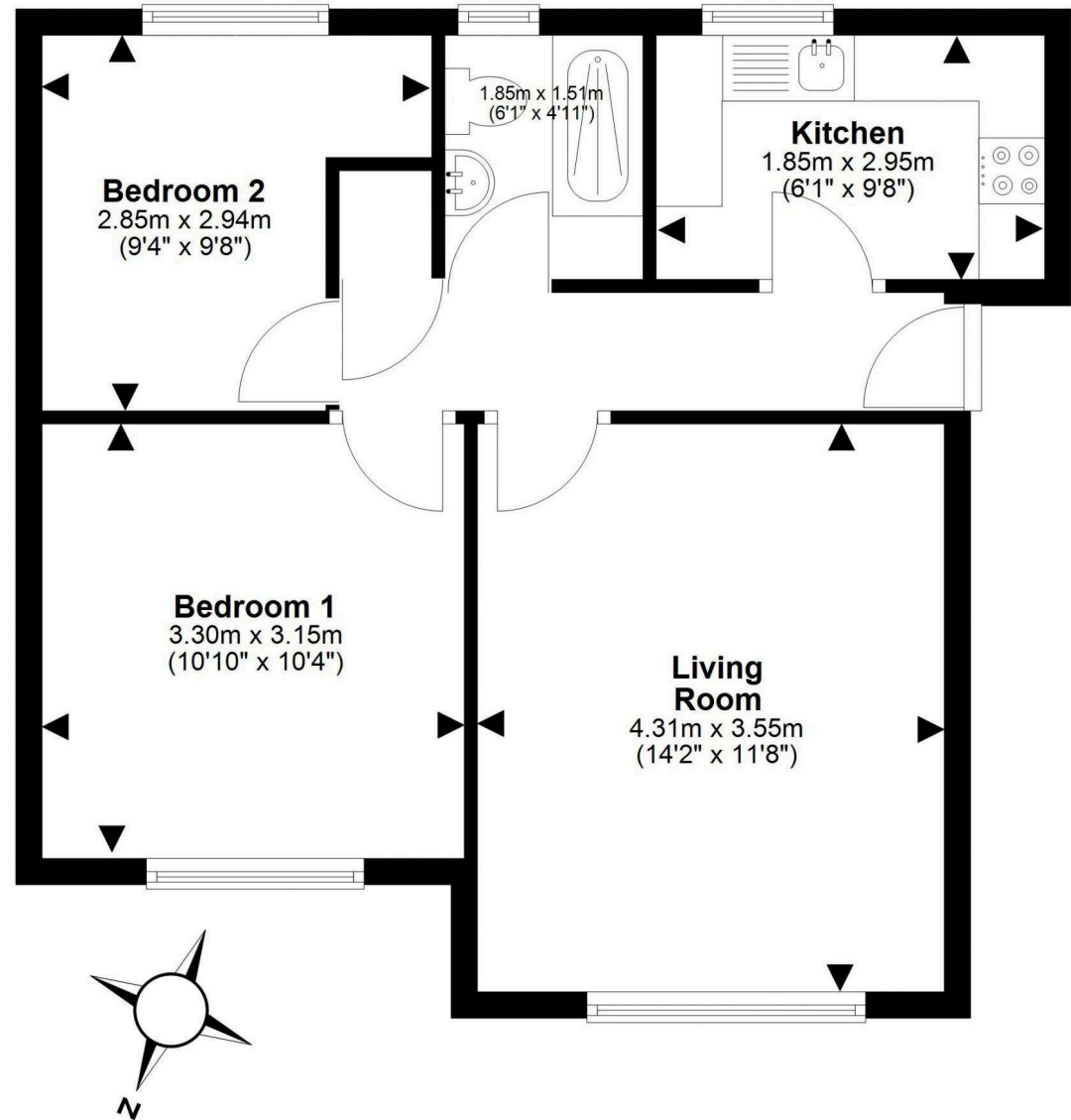
- Well-presented two-bedroom ground-floor apartment
- Quiet cul-de-sac position within a modern residential development
- Close to excellent local amenities and transport links with easy commuting distance to Edinburgh
- Welcoming entrance hallway with storage cupboard and secure entry system
- Bright and spacious living room
- Contemporary fully fitted kitchen
- Two Bedrooms
- Modern shower room
- Private residents' parking and shared garden areas
- Gas central heating and double glazing throughout
- Ideal for first-time buyers, professionals or buy-to-let investors

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



Integrated kitchen appliances will be included in the sale of the property, including fridge freezer & washing machine. Other items include wardrobe, curtain poles & light shades. EPC: C. CT: C. Factoring: Approx. £82 P/M Trinity factors.

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.