

**Tranent**

Call 01875 611211

**Offers Over £225,000**

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SOLICITORS & ESTATE AGENTS

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**62 Young Avenue, Tranent EH33 2DE**



Beautifully presented and extended four bedroom semi detached villa with driveway set in a popular street within the sought-after East Lothian town of Tranent. This property will make a fabulous family home for the growing family, close to schools, local amenities and transport links. The property has recently installed windows as well as central heating, both still under warranty. This charming family home has a lovely enclosed rear garden with paved area as well as off street parking for two cars.

## Accommodation

### GROUND FLOOR

- \* Generous light & airy sitting room with free-standing feature fireplace & log burning effect electric fire
- \* Stylish fitted kitchen/dining room with free standing fridge, electric cooker and washing machine
- \* Master bedroom with en suite shower room & walk in cupboard

### FIRST FLOOR

- \* Three excellent double bedrooms
- \* Family bathroom/WC with shower over the bath
- \* Access to attic storage from the hall

### ADDITIONAL INFORMATION

- \* Gas central heating (recently installed with warranty)
- \* Double glazing (recently installed windows with warranty)
- \* Excellent storage throughout
- \* Fully enclosed rear garden with paved and Astroturf areas
- \* Double driveway providing off street parking

## 62 Young Avenue, Tranent EH33 2DE

Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft

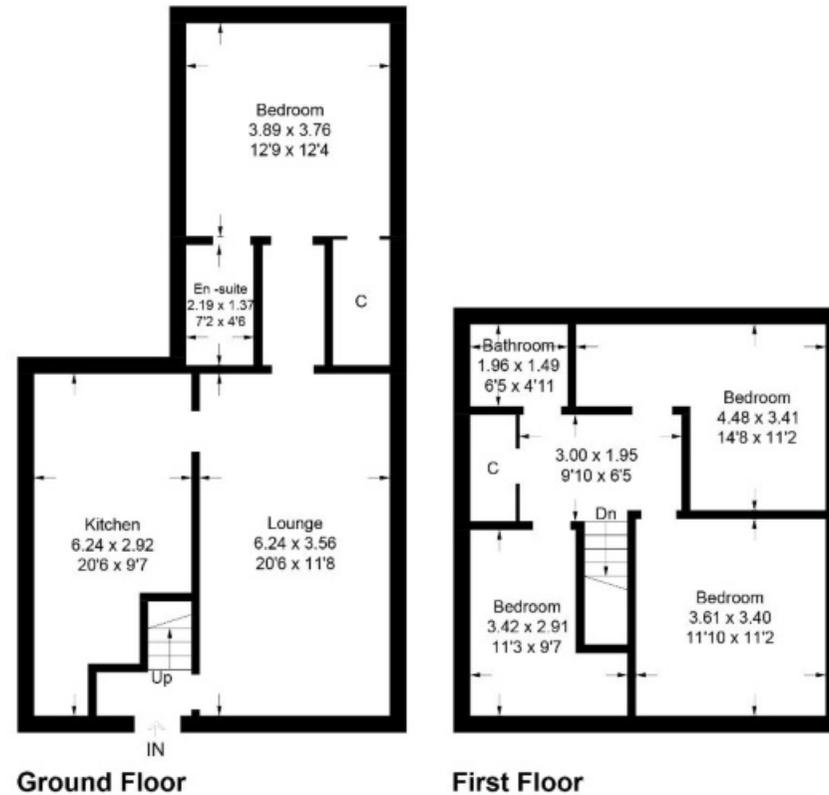


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280947)

### Situation

Located in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, various restaurants, pubs, a library plus an Aldi and Asda store. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

### Fixtures and Fittings

All fitted floor coverings, blinds, light fittings are included in the sale. The

fireplace and electric fire, as well as free standing appliances are available by separate negotiation (without warranty)

### Services

Mains gas, electricity, water and drainage.

### EPC

D

### Council Tax

C

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Tranent**

**Call 01875 611211**

54 High Street,  
Tranent, EH33 1HH  
Phone: 01875 611211  
Email: tranent@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm



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Tranent, Tel 01875 611211

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.