

OFFERS OVER £170,000

23 Muirpark Grove
Tranent, EH33 2PT

drummondmiller
Solicitors & Estate Agents



- Semi detached villa
- Entrance vestibule, hall, WC
- Lounge, modern fitted kitchen with appliances
- Two double bedrooms, both with good storage
- Part tiled shower room
- Double glazing & gas central heating
- Gardens to front & rear, Integrated garage and driveway
- EPC Band D, Council tax band C

Description

This is a spacious, generously proportioned (87m sq) semi detached villa which would make an ideal family home, benefitting from gas central heating and double glazing throughout. The accommodation, in good condition, comprises an entrance vestibule with a door to the garage, hall with storage cupboard, front facing lounge with modern electric fire, modern fitted kitchen with appliances included and a rear hall giving access to the WC and to the garden. Upstairs there are two good sized double bedrooms both with generous storage and a part tiled shower room with two piece white suite and separate shower cabinet with an electric shower.





Location

The expanding small town of Tranent is situated on the A.199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well established High Street with a choice of banks and ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail and leisure complex in Newcraighall which provides a wealth of major stores including a new Mark's and Spencer's. Excellent bus services operate to and from Tranent and fast main roads lead quickly to Edinburgh's City Centre, approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.

Gardens and parking

There is a monobloc driveway which gives access to the integrated single garage with up and over front door, power and light. The front garden is fully enclosed by hedging and has been paved for ease of maintenance with a glazed wooden summerhouse/shed. The enclosed rear garden which has also been paved has a gate to the rear path as well as an outside tap and two plastic sheds.

Extras

All the fitted floor coverings, blinds, electric hob, oven, cooker hood, automatic washing machine, fridge/freezer, dishwasher, wooden summerhouse/shed and two plastic sheds are included within the sale price.

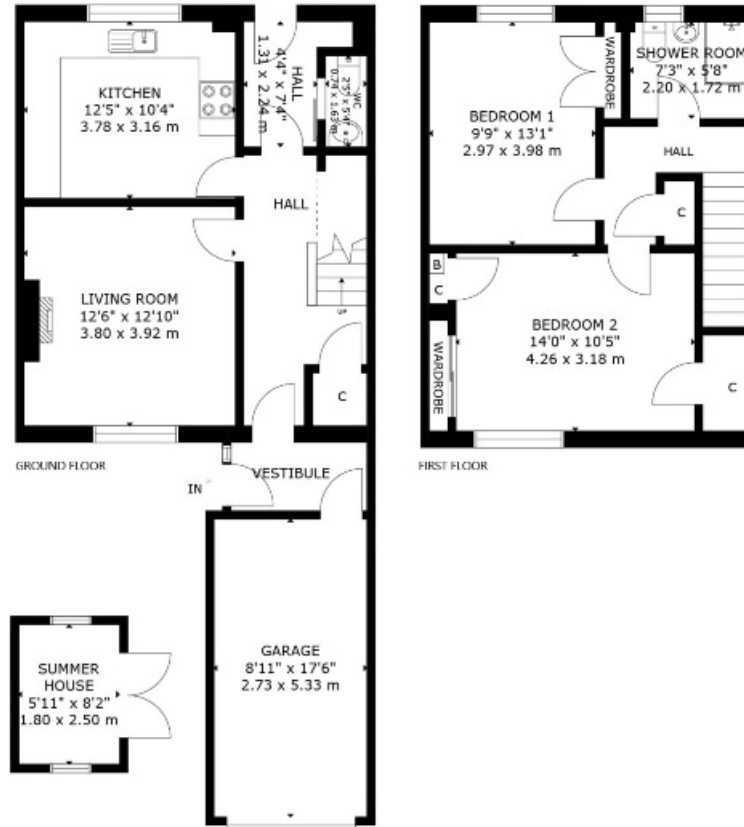
Home Report

The property has been valued by a surveyor at £175,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





23 MUIRPARK GROVE, TRANENT, EH33 2PT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 973 SQ FT / 90 SQ M
 GARAGE 157 SQ FT / 15 SQ M, DECK 48 SQ FT / 5 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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