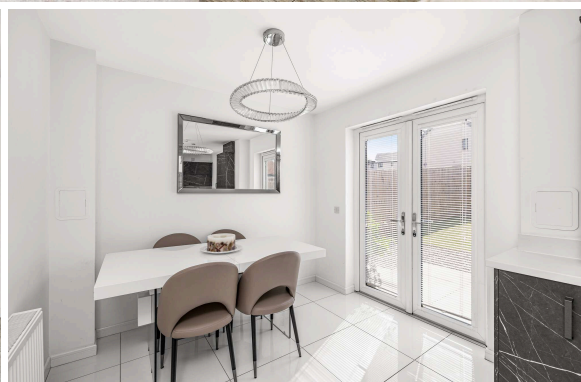




16 Princes Way
BLINDWELLS | TRANENT | EH32 9GS


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented three-bedroom semi-detached home, offering bright, contemporary accommodation finished to a high standard throughout, ideal for couples, professionals and young families.

The property is entered via a welcoming hallway with a convenient WC. To the front, the spacious living room is filled with natural light and benefits from useful built-in storage. To the rear, the impressive kitchen/dining room is fitted with sleek modern cabinetry, integrated appliances and stylish kickboard and under-cabinet lighting, with ample space for dining. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. Quality tiled flooring extends through the hallway and kitchen area, enhancing the modern feel.

Upstairs, there are two generous double bedrooms and a further single bedroom, offering flexible accommodation. The principal bedroom benefits from integrated wardrobes and a contemporary en-suite shower room, while a modern family bathroom with shower over bath serves the remaining rooms.

Externally, the fully enclosed south-facing rear garden has been designed for low maintenance, featuring artificial lawn, patio and decorative stone areas, perfect for outdoor dining and entertaining. A rear gate provides direct access to an allocated parking space, and there is also a private front garden.

Further benefits include gas central heating, double glazing, solar panels and a partially floored attic. Early viewing is highly recommended to appreciate this superb home

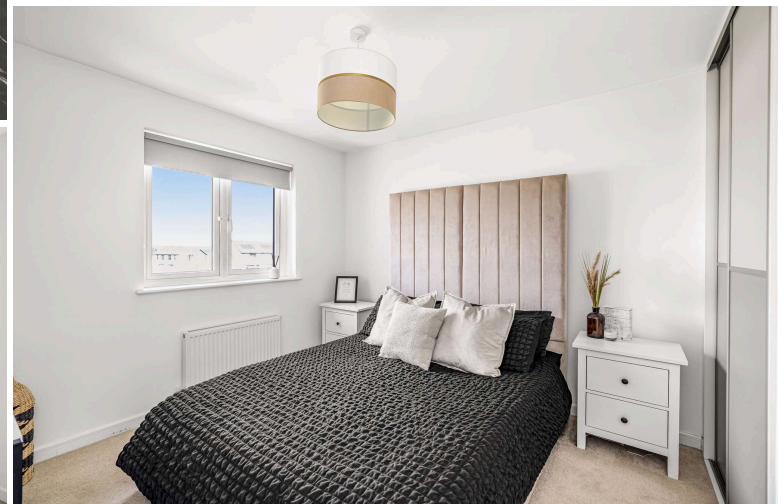
- Welcoming hallway with WC
- Bright and spacious living room including two storage cupboards
- Contemporary kitchen/dining room with integrated appliances and French doors to rear garden
- Principal double bedroom with integrated wardrobe and en-suite shower
- Two further bedrooms
- Contemporary bathroom with three-piece suite and shower over bath
- Private front and rear landscaped gardens
- Gas central heating, double glazing and solar panels
- Allocated parking space
- Partially floored attic

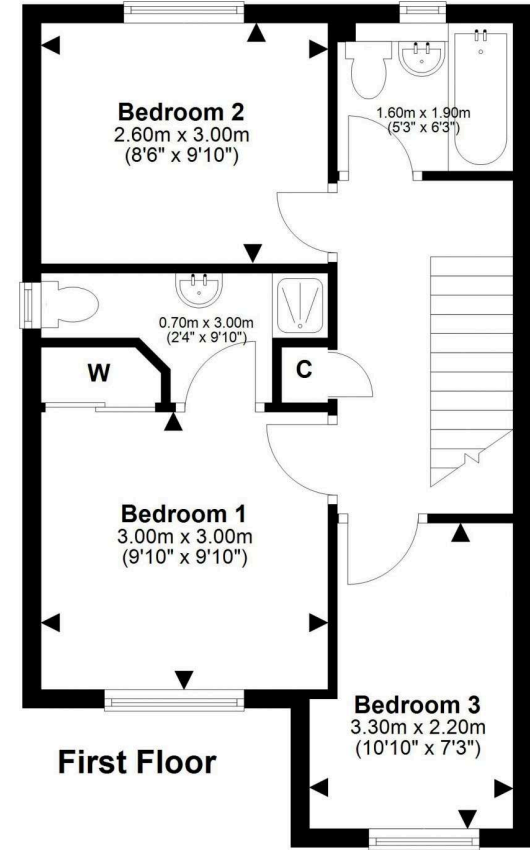
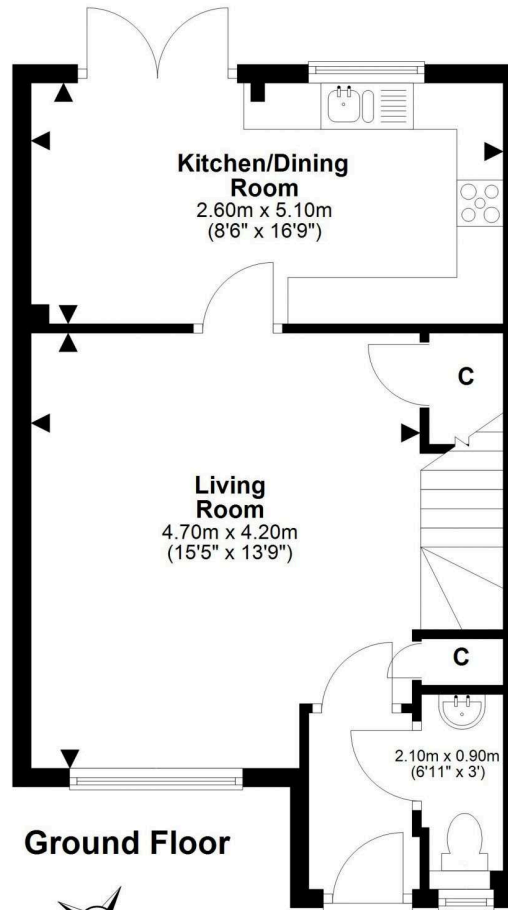
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property along with all blinds. EPC: B. CT: E. Factoring: Ross & Liddell Approx. £42 P/M

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.