

Tranent
Call 01875 611211

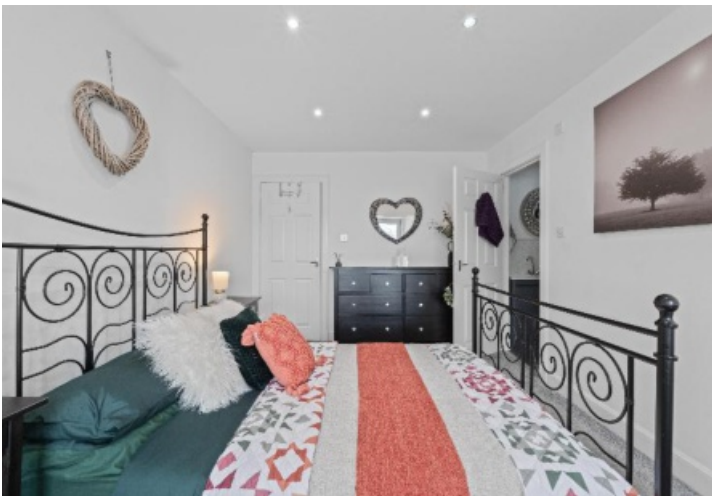
Offers Over £180,000

CULLEN KILSHAW
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89A High Street, Tranent, EH33 1LW



Situated in a prime position on Tranent High Street, this immaculate three-bedroom first-floor flat extends to approximately 106 m² and benefits from its own main door entrance. Offering bright and contemporary living throughout, the property features a spacious open plan living/dining/kitchen area with patio doors opening onto a private south-facing roof terrace garden. There are three generous double bedrooms, including an impressive principal suite with walk-in wardrobe and stylish en-suite shower room, creating a rare opportunity to acquire a substantial, move-in condition home in the heart of the town.

Accommodation

FIRST FLOOR:

- * Hallway
- * Open plan living / kitchen/ dining with patio doors to the roof terrace
- * Master bedroom with walk-in wardrobe and ensuite shower room
- * Two further spacious double bedrooms with fitted wardrobes
- * Shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * On-street parking

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Approximate Gross Internal Area = 106.19 sq m / 1143 sq ft

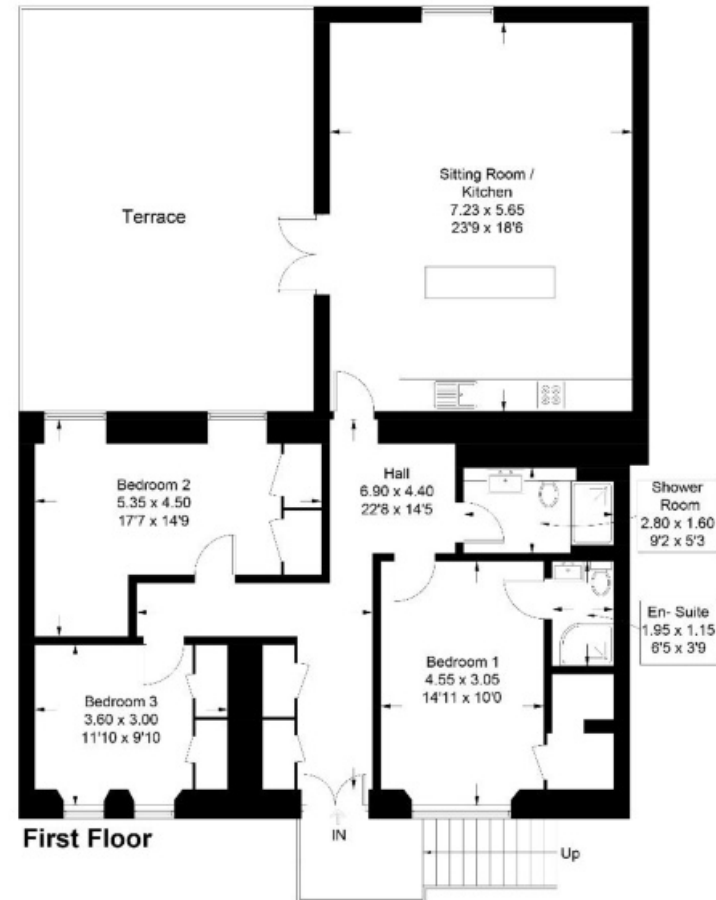


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1279813)

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, banks, various restaurants, pubs, a library plus the recently opened Aldi and Asda stores. 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 and integrated appliances are included. No

warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band 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



Also At:
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Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867
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.