

35 George Grieve Way Tranent, EH33 2QT

OFFERS OVER £265,000



drummondmiller



- Modern detached villa in “move in” condition
- Hall, livingroom with French doors
- Modern fitted kitchen/diningroom
- Three double bedrooms, one en suite
- Stylish modern bathroom and WC
- Well maintained gardens to front and rear, private parking to rear
- Gas central heating and double glazing
- EPC band C, Council tax band E

Description

This is a bright and spacious detached villa (85m sq) located on the edge of this popular residential area within walking distance of Windygoul Primary school. In true “move in” condition throughout, it benefits from gas central heating and double glazing. The accommodation comprises an entrance hall with storage, rear facing livingroom with French doors to the garden and a modern electric fire, stylish dual aspect modern fitted kitchen/diningroom with integrated appliances and French doors to the garden and a handy WC. Upstairs there are three double bedrooms, two with fitted storage whilst the master bedroom has a stylish e suite shower room and finally, a superb part tiled family bathroom with modern three piece white suite including a shower and screen over the bath.





Location

The expanding small town of Tranent is situated on the A199 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 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 & Parking

There is an open front garden with lawn, outside tap and a gate leading to the larger, fully enclosed rear garden which has an artificial lawn, wooden decked patio, pebbled borders and a gate leading to the rear parking area.

Extras

All of the fitted floor coverings, blinds, integrated gas hob, oven, microwave, chimney style cooker hood, fridge/freezer, dishwasher, automatic washing machine and wooden shed are included in the sale price.

Factors

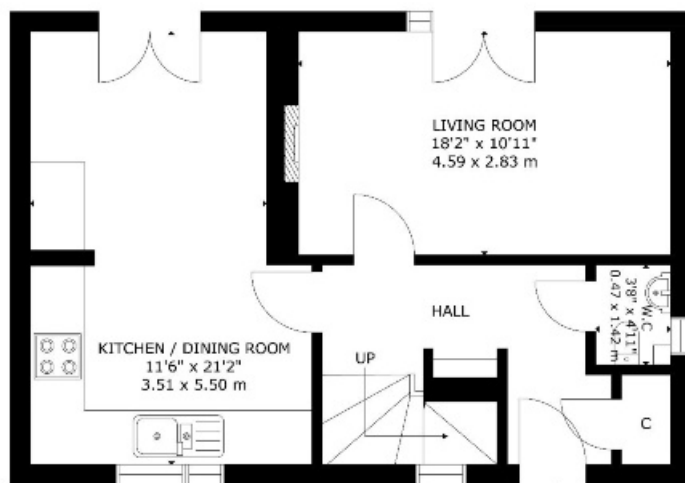
Factors are Greenbelt who take care of the communal areas, grass cutting etc and the annual charge is £292 pa

Home Report

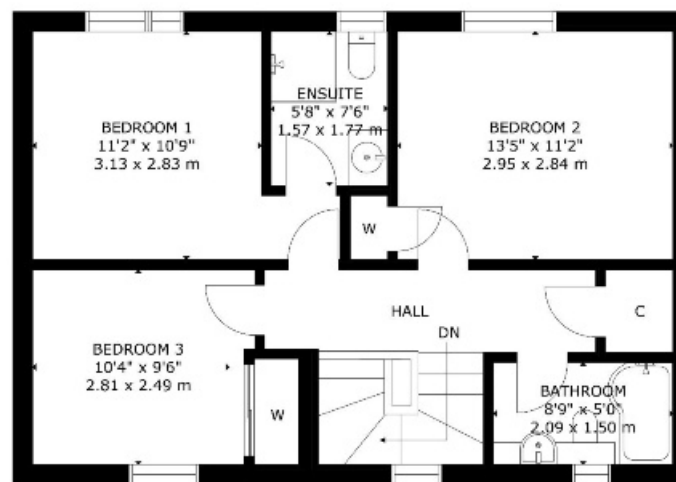
The property has been valued at £270,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone 0131 665 3131



GROUND FLOOR



FIRST FLOOR

35 GEORGE GRIEVE WAY TRANENT FH33 2QT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,322 SQ FT / 122 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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