





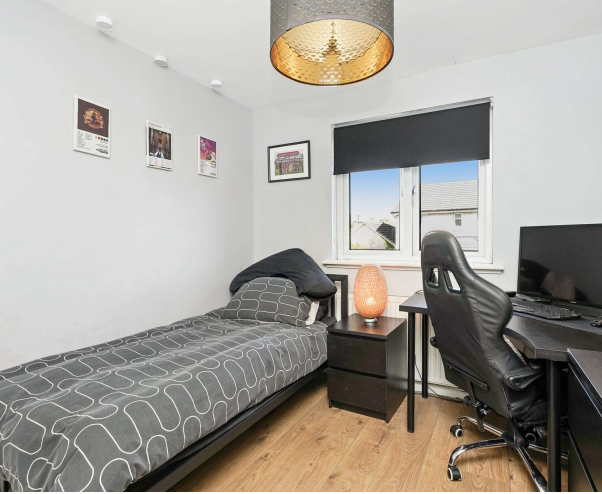
Welcome

Welcome to 8 Ness Place, a beautifully presented three-bedroom end-terraced home situated within a popular modern residential development in the East Lothian town of Tranent. Offering bright and spacious accommodation throughout, the property is presented in excellent order and benefits from gas central heating, double glazing, private gardens to the front and rear, and a driveway providing off-street parking. Ideally suited to first-time buyers, young families and those looking to upsize, this is a fantastic home in a convenient location. The property is within easy reach of local schools, shops, supermarkets and everyday amenities, while excellent transport links provide straightforward access to Edinburgh, the A1, City Bypass and the wider road network. Early viewing is highly recommended.

- Bright and spacious three-bedroom end-terraced home
- Popular modern residential development
- Welcoming entrance hallway
- Ground floor WC
- Spacious living room
- Impressive open-plan dining kitchen with generous storage
- Three well-proportioned bedrooms, two with built-in wardrobes
- Modern family bathroom
- Gas central heating and double glazing
- Private front and rear gardens
- Driveway providing off-street parking with additional visitor parking





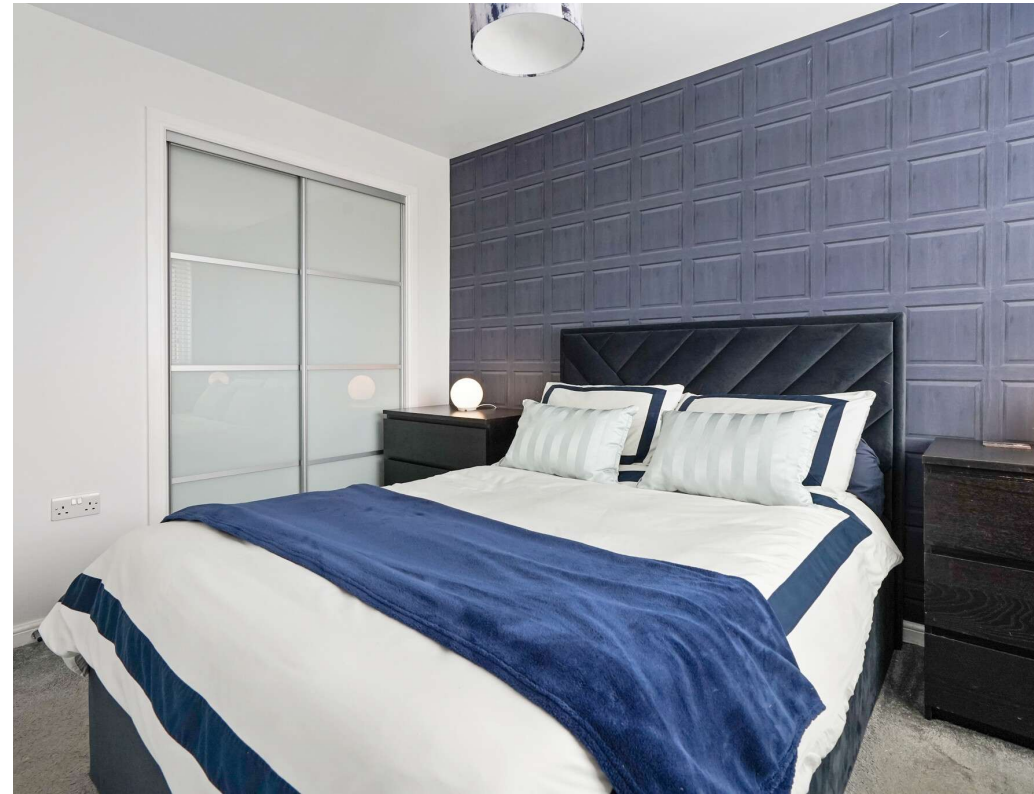


Tranent

Tranent is a well-established East Lothian town offering a good range of everyday amenities, including supermarkets, local shopping, schooling and leisure facilities. The town enjoys excellent transport links, with easy access to Edinburgh via the A1, City Bypass and regular public transport services, making it a popular choice for commuters. East Lothian's beautiful coastline, golf courses and open countryside are all within easy reach, offering plenty of opportunities for outdoor recreation.

Extras

Included in the sale are: All floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any appliances or movable items included in the sale and these items are deemed sold as seen. Other items including white goods may be available by negotiation and are subject to offer.





Get in touch

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 0131 240 3818

Property Hub:

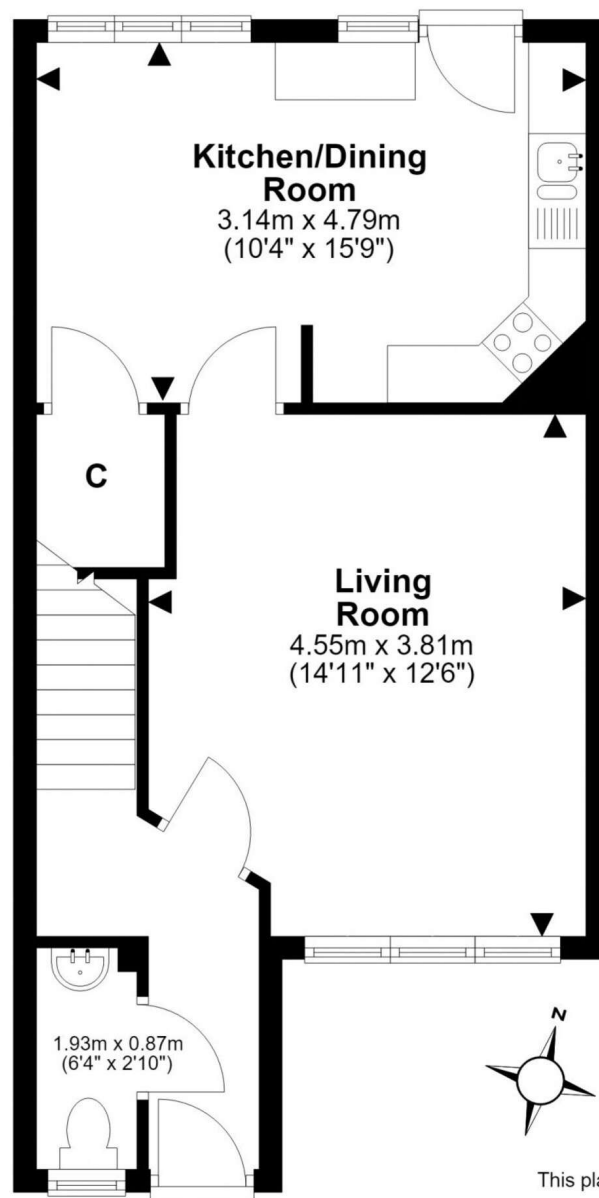
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

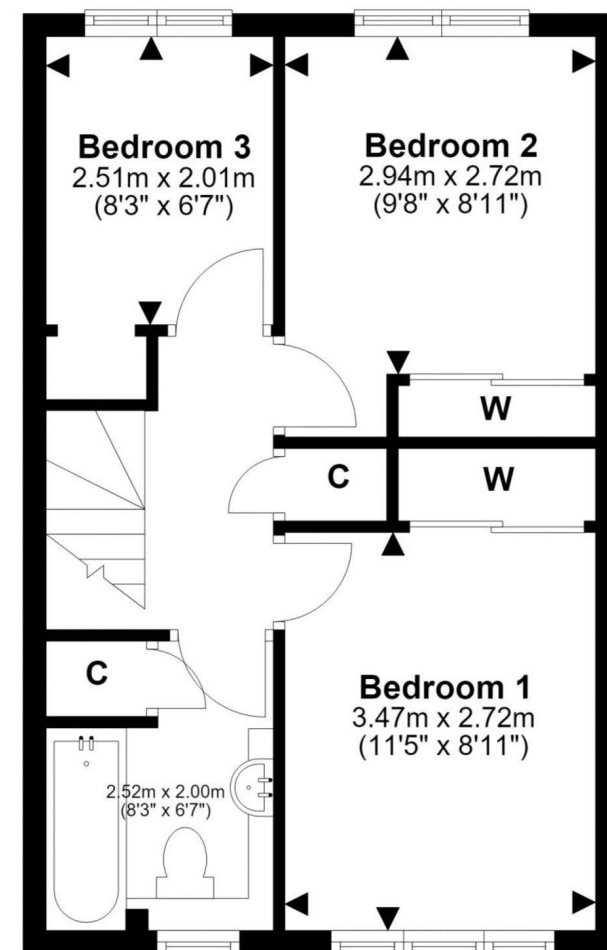
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.