



35 Ness Place
TRANENT | EAST LoTHIAN | EH33 2QP


warners
solicitors & estate agents



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Nestled in a quiet cul-de-sac in the heart of sought-after Tranent, moments from excellent amenities, quick transport links and the vast open countryside is this immaculately presented main door upper villa. Boasting an allocated parking space, a private rear garden, ample loft storage, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation which is in stunning move-in condition comprises a welcoming entrance vestibule with staircase leading to the upper level, a bright lounge with picture window, a contemporary kitchen with attractive units, two well-proportioned double bedrooms (both with built-in wardrobes) and the property is completed by a luxury shower room. Externally the sunny rear garden is a low maintenance haven with a section with artificial turf and a paved area ideal for al fresco entertaining.

- Main door upper villa in the heart of Tranent
- Immaculate move in condition
- private rear garden and allocated parking space
- Welcoming hallway with loft access
- bright lounge
- Exquisite kitchen with attractive units
- Two large double bedrooms with wardrobes
- Stylish shower room
- Gas central heating and double glazing

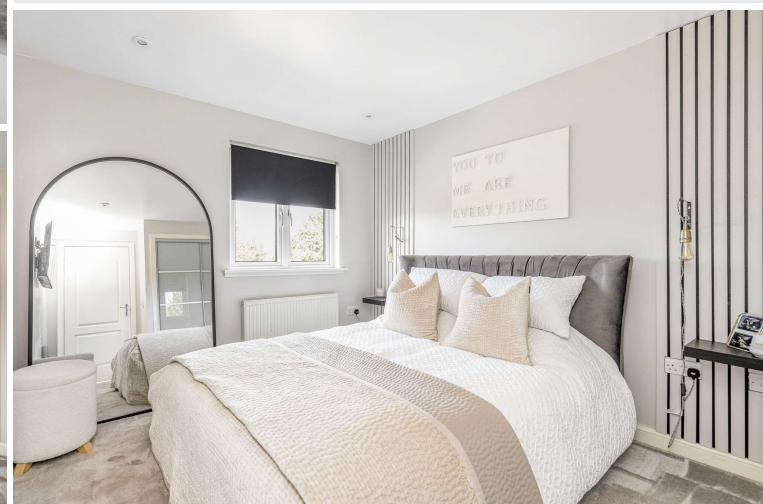
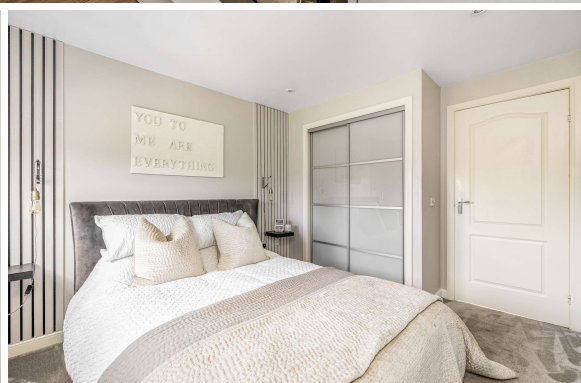
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

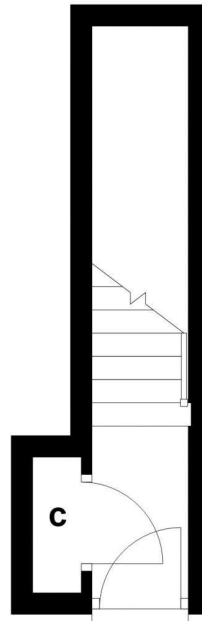


Extras to be included in sale: Integrated fridge freezer, oven, hob and dishwasher.

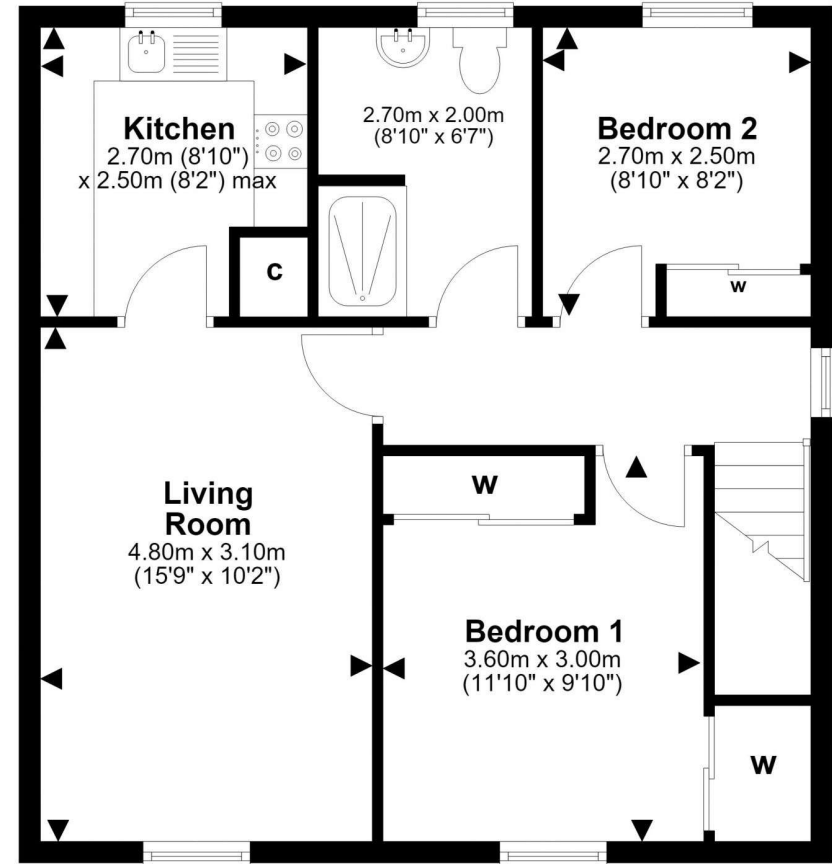
Council tax band C, EPC rating C

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 excellent services with further amenities at Fort Kinnaird and Haddington. Schooling is well represented from nursery to senior level. 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 city bypass and main motorway networks are also within easy reach.





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.