

Tranent
Call 01875 611211

Offers Over £270,000

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11 Winton Close, Tranent, EH33 2PZ



Set within a peaceful and well-established residential area of Tranent, this charming and spacious three bedroom detached bungalow with garage offers a rare opportunity to acquire a well presented home in excellent condition. The bungalow is located in a sought after development, with a range of local amenities conveniently close by, including bus stops. The property has been well maintained and is presented to the market in excellent condition offering flexible accommodation including: a fabulous light and airy 20' lounge/dining room with feature fireplace, a stylish modern fitted kitchen with integrated appliances and door to the rear garden, three good size double bedrooms, two with fitted wardrobes and one currently used as a separate dining room, and a stylish shower room/WC with double shower unit. Externally, the garden to the front and one side is laid to lawn, with a long drive and garage on the other side providing ample off street parking. To the rear, there is an easily managed paved garden with drying area.

Accommodation

- * Long bright hall with access to all rooms
- * Generous lounge/dining room with feature fireplace
- * Stylish modern fitted kitchen with integrated appliances and door to the rear garden
- * Three good size bedrooms, two with fitted wardrobes
- * Stylish shower room/WC with double shower unit

Additional Information

- * Gas central heating and double glazing throughout
- * Fully enclosed and low maintenance rear garden
- * Long driveway and garage providing ample off street parking
- * Further residents' parking nearby
- * Additional attic storage

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Approximate Gross Internal Area = 72.60 sq m / 781 sq ft

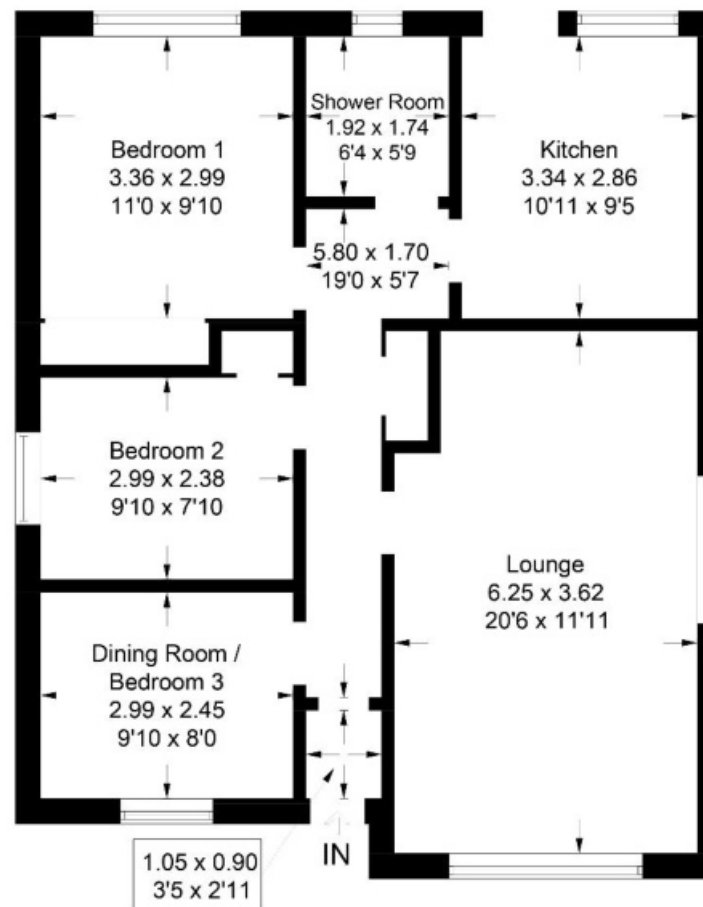


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316316)

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, various restaurants, pubs, a library plus an Aldi and Asda store. 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 fixtures and fittings, including all fitted floor coverings, curtains, blinds,

light fittings and integrated appliances. No warranty provided for any free standing white goods.

Services

Mains gas, electricity, water and drainage

EPC

C

Council Tax

East Lothian Council Tax Band E

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



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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.