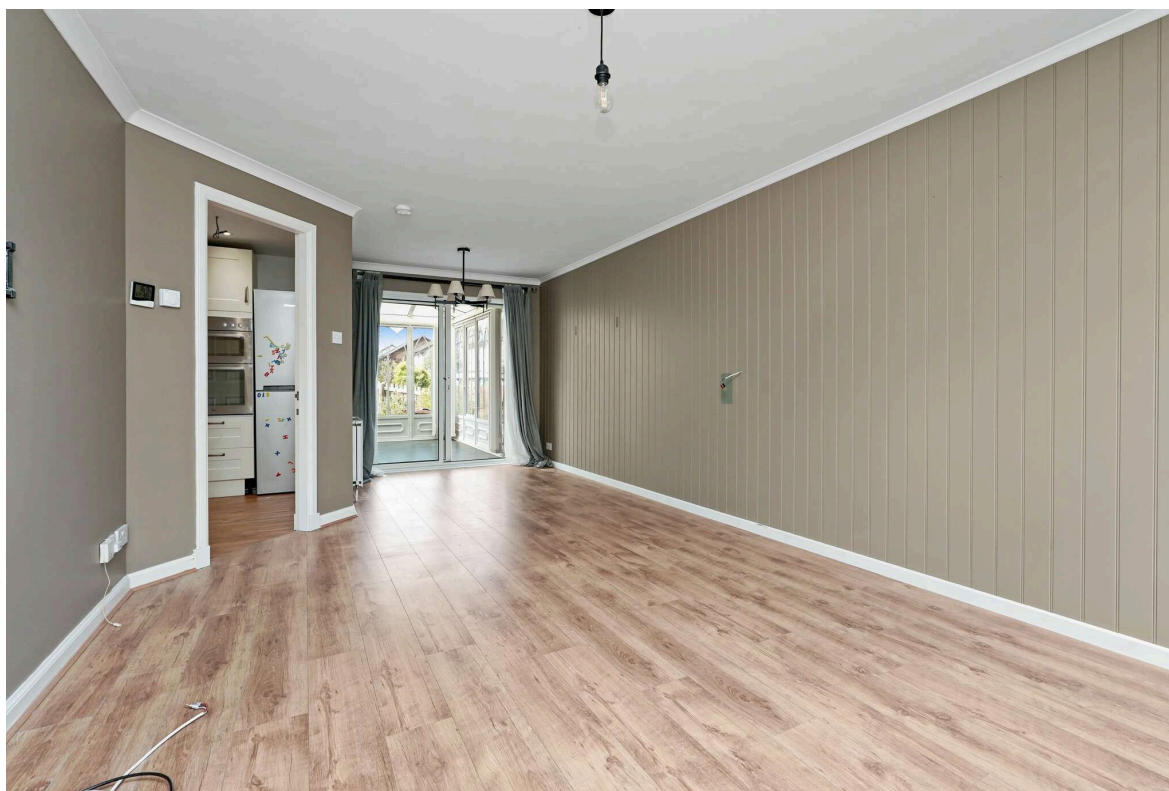




15 Mitchell Way
TRANENT | EH33 1DL


warners
solicitors & estate agents



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Warners are delighted to present this generously proportioned three-bedroom detached family home, complete with garage, private driveway, and a superb fully enclosed rear garden. Quietly positioned within a peaceful cul-de-sac in a highly sought-after residential development, the property is ideally located close to excellent local amenities and transport links, making it an ideal choice for growing families.

The accommodation is thoughtfully arranged over two levels. On the ground floor, a welcoming vestibule leads into a bright and spacious sitting/dining room, offering an excellent space for both relaxing and entertaining. The modern fitted kitchen is equipped with an integrated induction hob, electric oven, and microwave. From the dining area, sliding doors open into a charming conservatory, with French doors providing direct access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, all benefiting from fitted wardrobes, including a principal bedroom with stylish en-suite shower room. A contemporary family bathroom with shower over the bath completes the upper level. Further benefits include gas central heating and double glazing throughout. Included in the sale are all fitted floor coverings, blinds, and light fittings.

Externally, the property features a garage and monobloc driveway to the front, with gated access leading to the side and rear gardens. The fully enclosed rear garden enjoys a monobloc patio area, creating an ideal outdoor space for family life and entertaining.

- Spacious 3-bedroom detached family home
- Quiet cul-de-sac setting within a sought-after residential estate
- Bright sitting/dining room with conservatory and garden access
- Principal bedroom with fitted wardrobes and en-suite shower room
- Fully enclosed rear garden with patio area, ideal for families
- Private garage, monobloc driveway, and excellent local amenities nearby



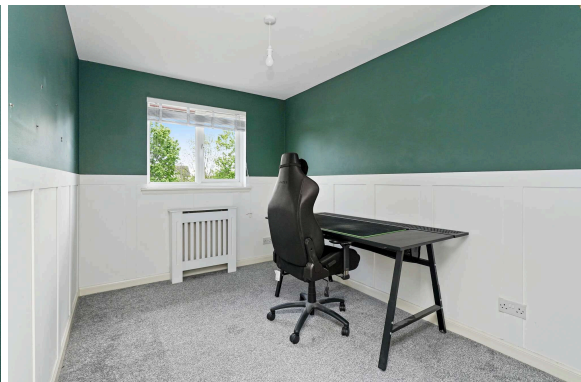
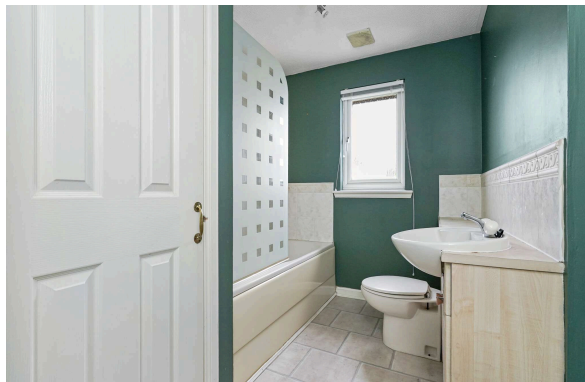
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

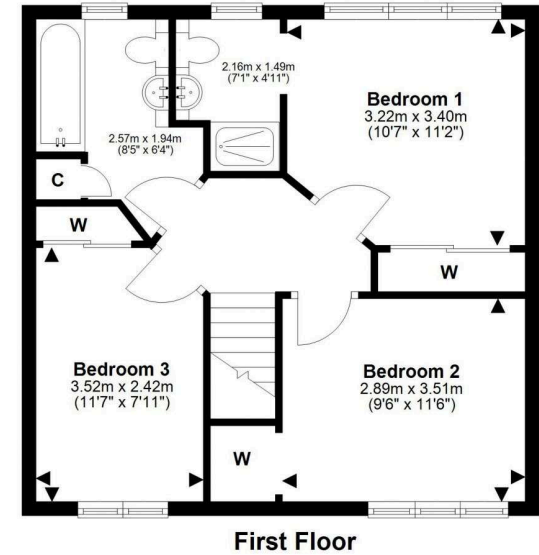
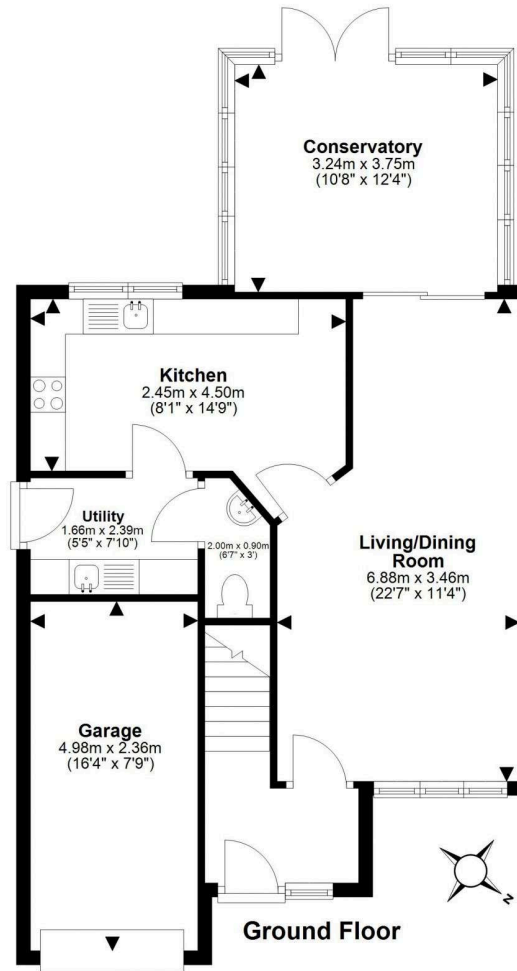


The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. 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 A1, city bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax band E. Factor is managed by Ross + liddell and costs approx £100 a year.

Extras included in this sale will be blinds, tv bracket, light fittings, ovens, hob, washing machine, fridge/freezer, and integrated microwave.





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.