

Tranent
Call 01875 611211

Offers Over £175,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



17B Church Street, Tranent, EH33 1AA



This immaculately presented and charming two bedroom stone built double upper villa with shared low maintenance courtyard and two private outbuildings, is set within the historic Conservation area of the East Lothian town of Tranent, just a short walk away from the High Street. This beautifully presented property is presented to the market in true move-in condition and would be perfect for a professional person or couple. or a first time buyer, offering the perfect blend of traditional charm and modern living. The property is accessed via a side gate into the courtyard that leads to the external stone staircase. Once inside the welcoming vestibule and hallway, there is the doorway leading to the fabulous sitting room with feature fire place. From the sitting room is an archway leading to the stylish bespoke hand made fitted kitchen with solid wood worktops and integrated gas hob, electric oven and cooker hood as well as a traditional open pantry. Also off the hall is the part tiled shower room/WC. On the upper floor are two spacious double bedrooms, one with custom built fitted wardrobes and cupboards.

Accommodation

First Floor

- * Front facing sitting room with feature fireplace
- * Stylish bespoke hand made fitted kitchen with integrated hob & oven and open pantry
- * Charming part tiled shower room/WC
- * Hallway storage cupboard

Top Floor

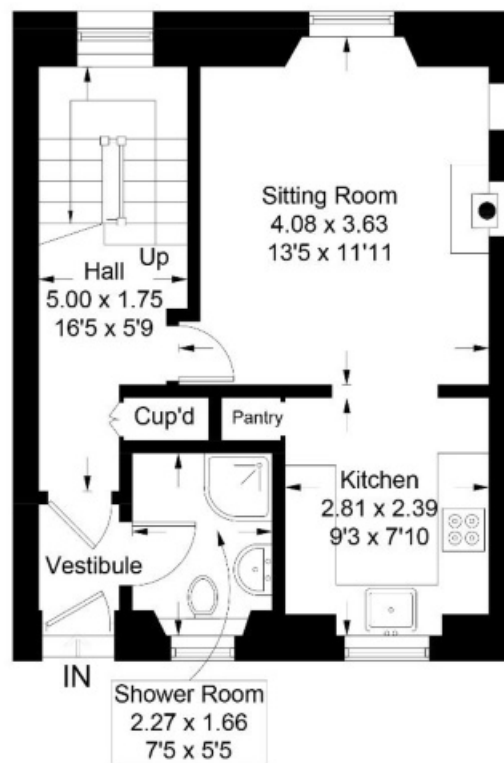
- * Landing with storage cupboard
- * Two double bedrooms, one with custom built fitted wardrobes & cupboards

Additional Information

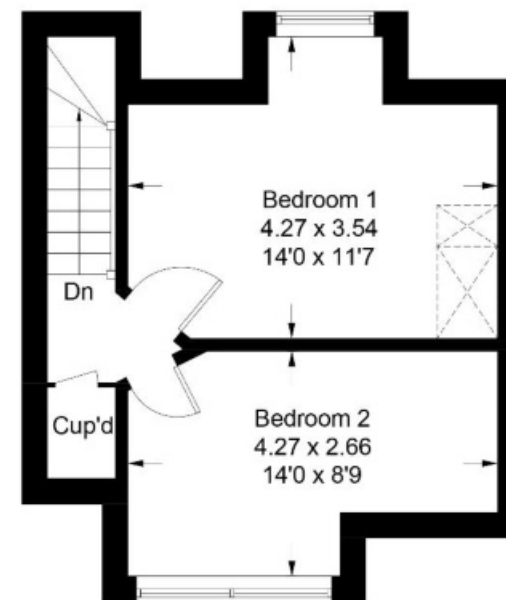
- * Gas central heating
- * Double glazing to the rear
- * Shared low maintenance courtyard with seating area
- * Two private external outbuildings
- * Excellent storage within the property

17b Church Street

Approximate Gross Internal Area = 67.0 sq m / 720.7 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330674)

Location

Nestling 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, blinds, light fittings and integrated appliances are included in the sale. The free standing

washing machine, dishwasher and fridge/freezer are all included in the sale, however are without warranty.

Services

Mains gas, electricity, water and drainage

EPC

EPC Band D

Council Tax

East Lothian Council Tax Band C

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



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.