

FIXED PRICE £175,000

18 Ross Crescent
Tranent, EH33 2BD

drummondmiller
Solicitors & Estate Agents



- Traditional semi detached bungalow requiring modernisation and upgrading
- Hall, Lounge
- fitted kitchen with sun porch
- Two double bedrooms
- Part tiled shower room
- Private gardens to front and rear. On street parking
- Gas central heating and double glazing
- EPC band E, Council tax band C

Description

This is a traditional semi detached bungalow (63m sq) now requiring modernisation and upgrading within this popular residential area close to Tranent's town centre. The property benefits from gas central heating and double glazing. The accommodation comprises front facing lounge with bay window, rear facing fitted kitchen with appliances, sun porch, two generous bedrooms one with fitted storage, and finally the shower room which is part tiled with a two piece white suite and walk in shower.





Location

The expanding small town of Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with a choice of banks and ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail and leisure complex in Newcraighall which provides a wealth of major stores including Mark's and Spencer's. Excellent bus services operate to and from Tranent and fast main roads lead quickly to Edinburgh's City Centre, approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.

Gardens and parking

There is a small enclosed front garden which is paved and leads around the house to the larger enclosed rear garden with lawn, paved patio, a variety of plants and shrubs and wooden shed. There is unrestricted on street parking to the front.

Extras

All of the fitted floor coverings, blinds, curtains, electric cooker, fridge/freezer, automatic washing machine and wooden shed are included in the sale price.

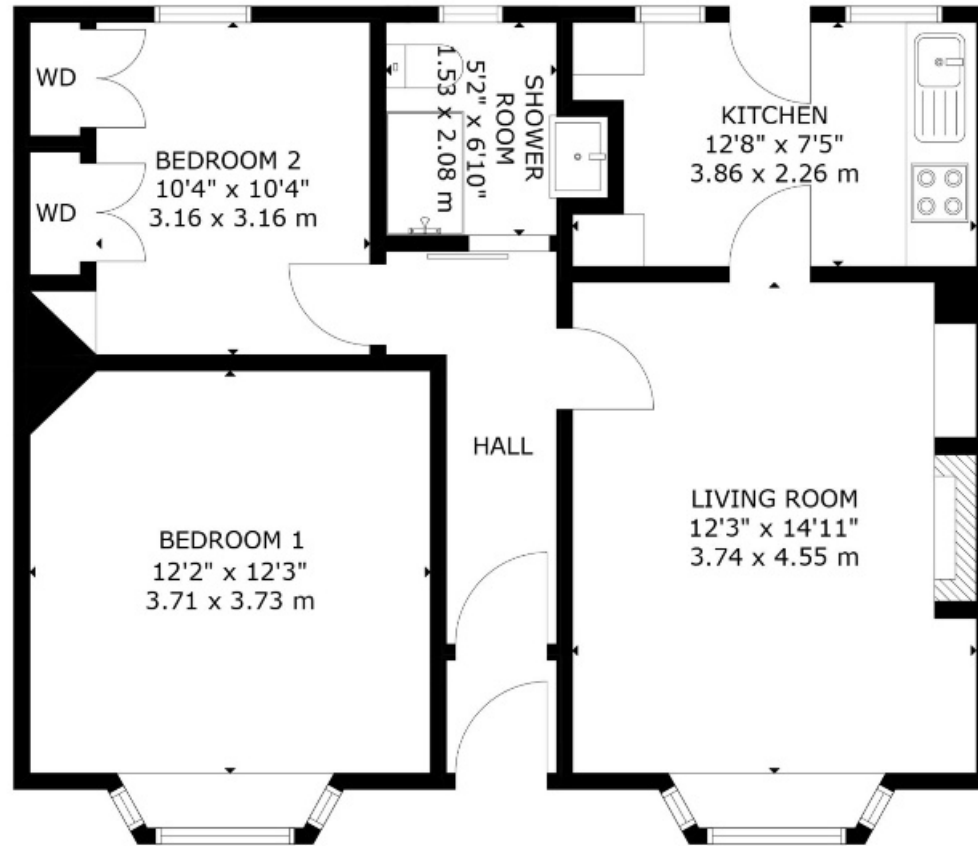
Home Report

The property has been valued by a surveyor at £175,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment telephone 0131 665 3131





GROUND FLOOR

18 ROSS CRESCENT TRANENT EH33 2BD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 676 SQ FT / 63 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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