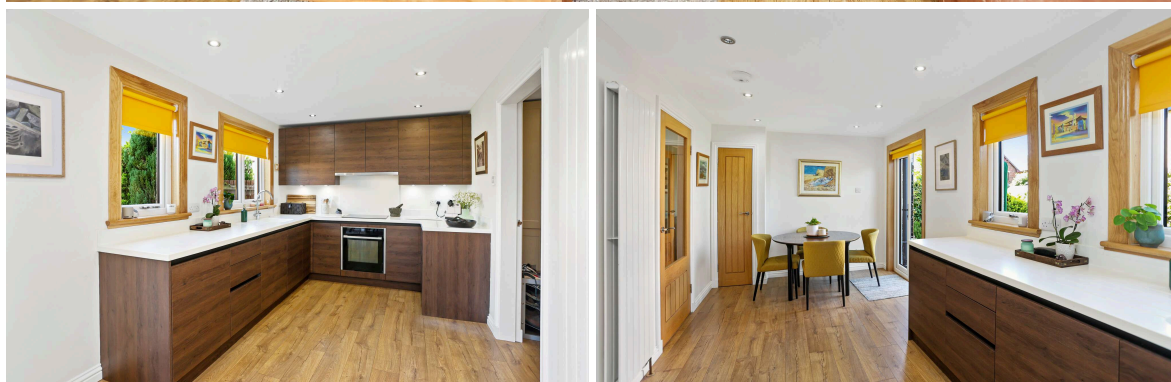




72 Kemp's End  
TRANENT | EH33 2GZ

  
**warners**  
solicitors & estate agents



## 72 Kemp's End

TRANENT | EH33 2GZ

Warners are delighted to present this impressive four-bedroom detached villa, forming part of a popular modern development within the East Lothian town of Tranent. Thoughtfully reconfigured by the current owners, the property offers spacious and flexible family accommodation and is ideally located within walking distance of Windygoul Primary School.

A welcoming hallway with WC leads to the bright bay-windowed living room featuring an attractive fireplace with electric fire. To the rear, the contemporary kitchen/dining room forms the heart of the home, offering ample dining space, integrated appliances, French doors to the garden and a separate utility room. A further reception room also enjoys French doors to the garden and offers excellent flexibility as a dining room, family room, home office or fifth bedroom. Upstairs, there are four double bedrooms, all benefiting from integrated wardrobes, including a principal bedroom with en-suite shower room. A stylish family bathroom with a contemporary four-piece suite completes the accommodation.

The property benefits from private front and rear gardens, with the enclosed rear garden featuring a lawn, mono bloc patio and garden shed. A private driveway leads to a half-sized integral garage. Conveniently located close to local amenities, schooling and excellent transport links to Edinburgh and throughout East Lothian, this superb family home is presented in true move-in condition.

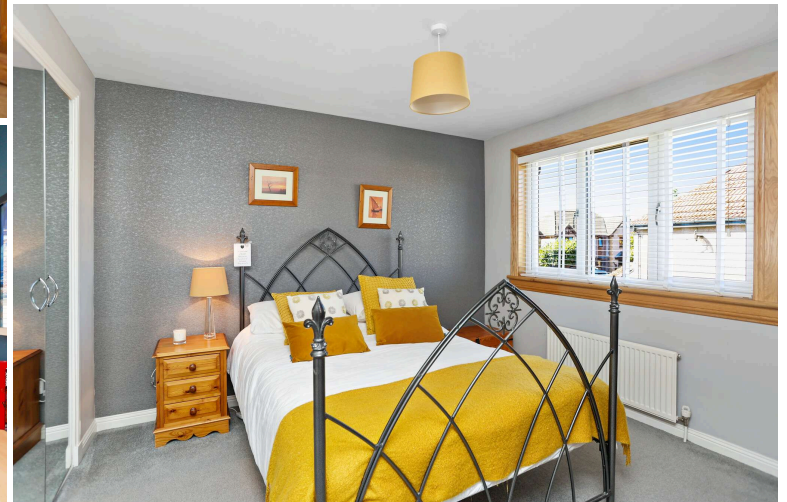
- Welcoming entrance hallway with storage and ground floor WC
- Bright bay-windowed living room
- Contemporary kitchen/dining room and separate utility room
- Versatile dining room/family room with French doors to the garden
- Principal double bedroom with integrated wardrobes and en-suite shower room
- Three further double bedrooms, all with integrated wardrobe storage
- Modern family bathroom with stylish four-piece suite
- Private front and rear gardens with shed
- Private driveway and half-sized integral garage
- Gas central heating with Hive controls and double glazing

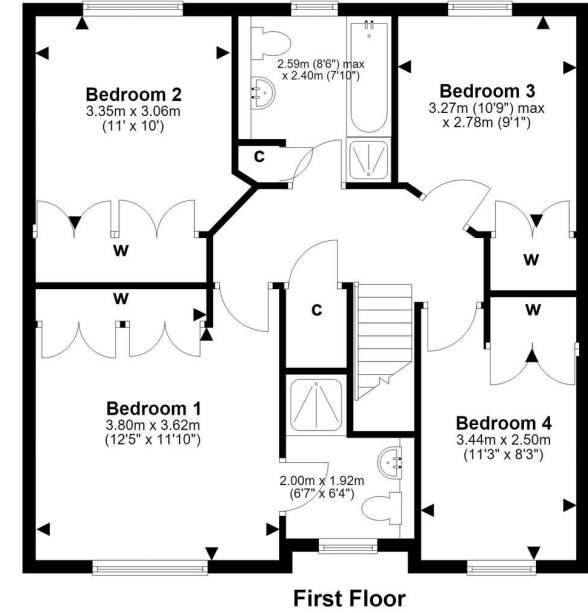
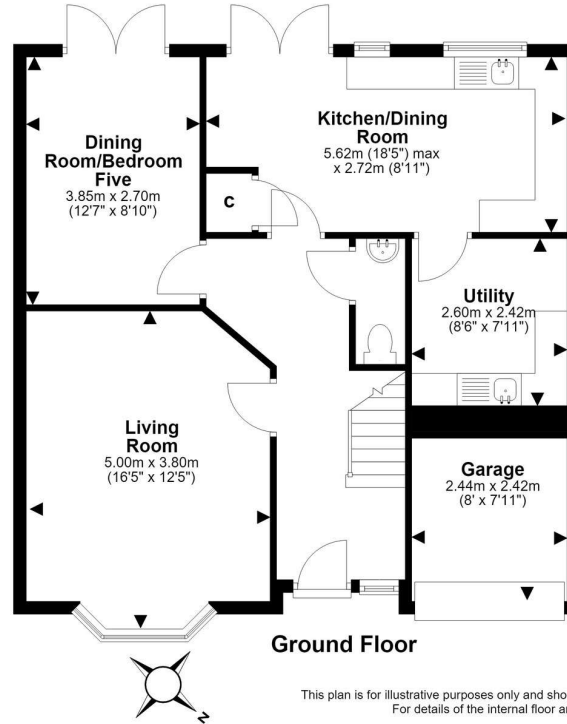
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fitted floor coverings, blinds, washing machine, and tumble dryer to be included | Factor fees: Greenbelt - £277/YR | 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 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.





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.