

**Tranent**  
Call 01875 611211

**Offers Over 205,000**

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**38 Carlaverock Grove, Tranent EH33 2EB**



Well presented two bedroom terraced villa with fabulous sun room at the rear of the house, and child safe garden to the rear, set in a sought after residential area within the popular East Lothian town of Tranent, close to local amenities and transport links. This lovely home, with driveway providing off street parking, will make the perfect purchase for a first time buyer or young family.

## Accommodation

### GROUND FLOOR

- \* Bright entrance porch
- \* Light & airy sitting room with patio doors leading to the sun room
- \* Modern fitted kitchen with some integrated appliances & door leading to the sun room

### FIRST FLOOR

- \* Landing
- \* Two spacious double bedrooms, both with fitted storage
- \* Fully tiled shower room

### ADDITIONAL INFORMATION

- \* Gas Central heating and double glazing throughout
- \* Additional storage available in the attic
- \* Private driveway to the front providing off street parking
- \* Fully enclosed low maintenance rear garden with paved area & garden shed included
- \* Free standing appliances may be available by separate negotiation (without warranty)

## 38 Carlaverock Grove, Tranent, EH33 2EB

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft

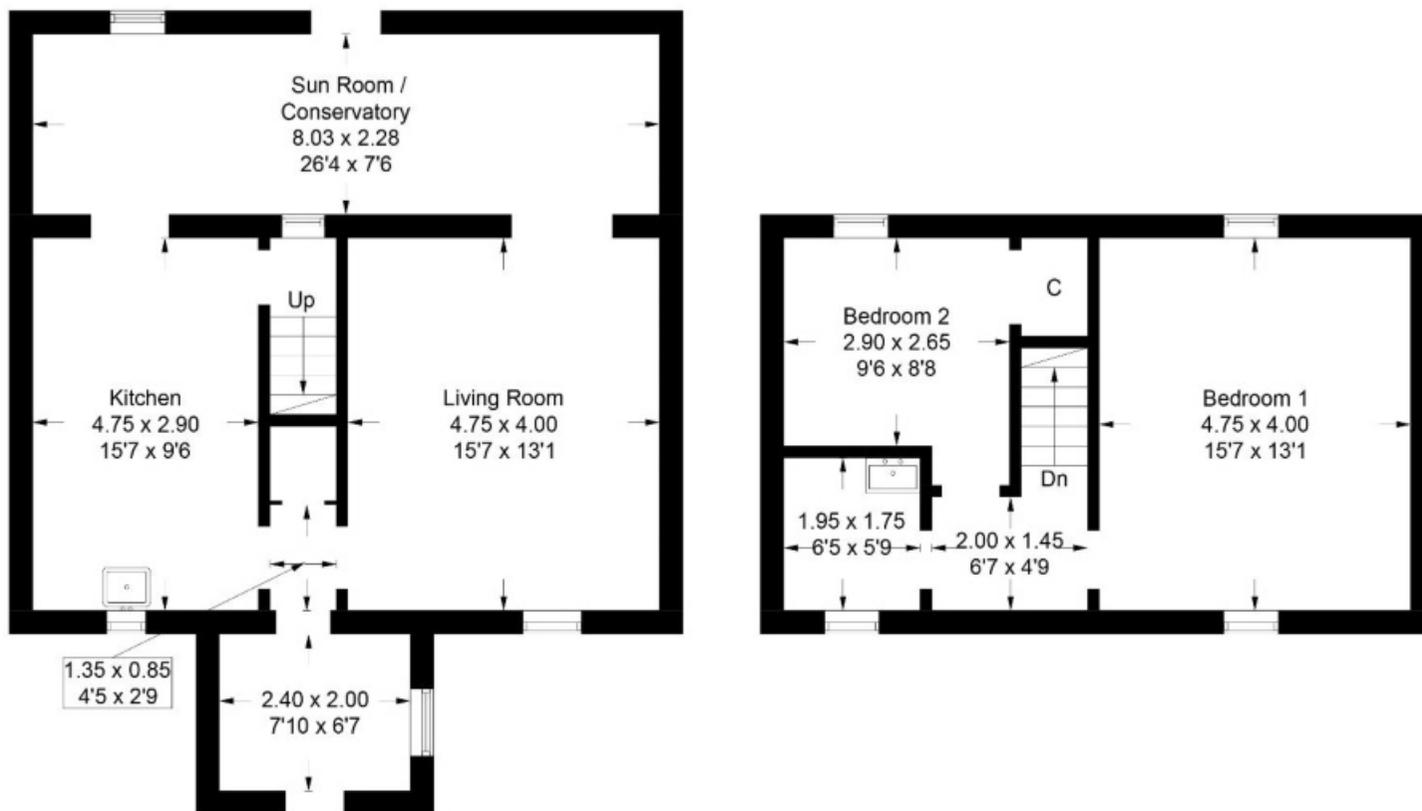


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281426)

### Situation

Nestled 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, banks, 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 fitted floor coverings, curtains, blinds, light fittings & integrated

appliances are included in the sale. Free standing white goods may be available however without warranty

### Services

Mains electricity, gas, water and drainage

### EPC

D

### Council Tax

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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