



128 Church Street
TRANENT | EH33 1BL


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Nestled in the heart of Tranent, moments from excellent amenities, quick transport links and the vast open East Lothian countryside is this extremely spacious historic cottage.

Set in a charming conservation area the property comprises a welcoming entrance hallway, a large lounge with feature fireplace and three windows that flood the room with light, a contemporary dining kitchen with attractive units, a useful utility room, a South-West facing conservatory, a stylish bathroom with shower over bath and downstairs is completed by two double bedrooms. Following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms both with elegant en-suite shower rooms.

Externally, there is a small patio area to the rear of the property. Beyond the patio, there is a garden which has been used exclusively by the property for over 60 years, but with no formal title registered. Land Registry documents at the back of the home report for review. Free on-street parking is available.

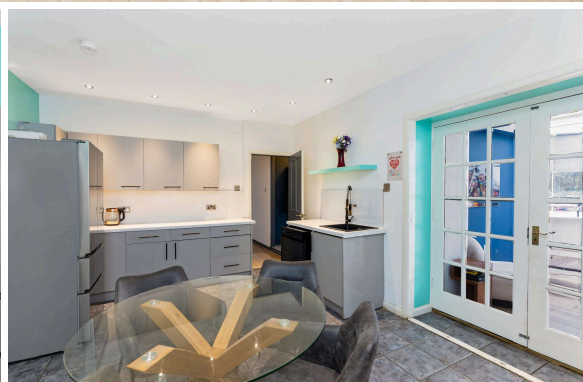
- Spacious cottage in the heart of sought-after Tranent
- Two large reception rooms
- Contemporary dining kitchen and utility room
- Four well-proportioned bedrooms
- Three bathrooms

Energy rating D, Council tax band E.

There is no factor associated with this property.

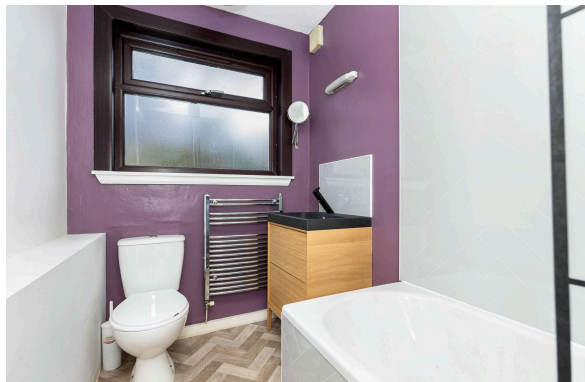
Extras included in this sale will be the freezer and washing machine in the utility room, dishwasher, range, fridge/freezer from conservatory, blinds and curtains.

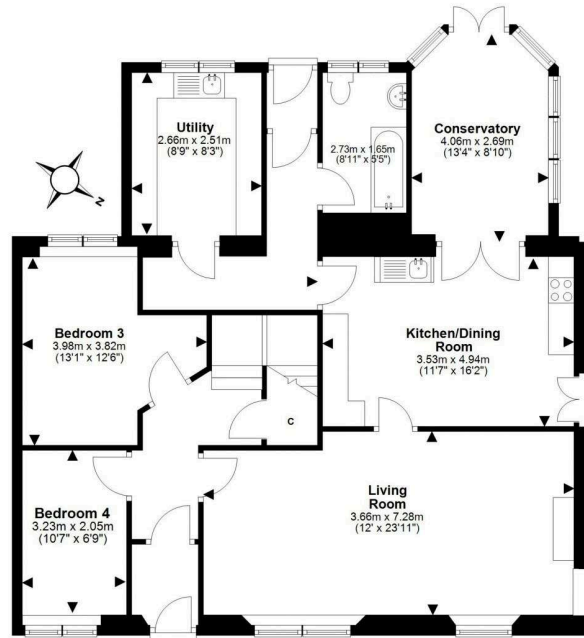
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



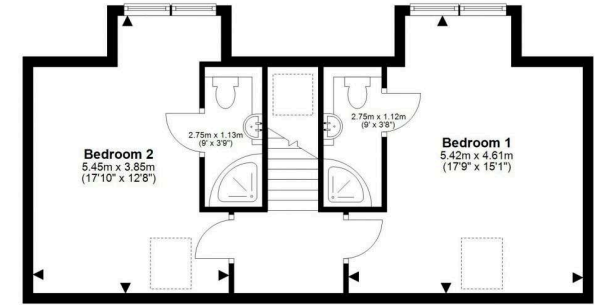


The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to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





Ground Floor



First Floor

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.