

Tranent
Call 01875 611211

Offers Over £142,000

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



36 Winton Court, Tranent EH33 2PR



Charming, well presented one bedroom terraced bungalow with private driveway and enclosed rear garden, set in the sought after East Lothian rural town of Tranent. The property is close to many local amenities, bus stops and transport links, and would make the perfect home for someone looking to downsize to a bungalow or a first-time buyer.

Accommodation

- * Welcoming hallway
- * Well presented accommodation in move in condition
- * Bright sitting room with door leading to the garden
- * Stylish fitted kitchen with integrated gas hob & electric oven
- * Good size double bedroom with fitted wardrobes
- * Part tiled bathroom/WC with electric shower over bath
- * Storage cupboard housing the boiler

Additional Information

- * Gas Central heating and double glazing throughout
- * Private driveway to the front providing off street parking
- * Fully enclosed rear garden with paved areas
- * Free standing fridge/freezer & washing machine included in the sale (without warranty)

36 Winton Court, Tranent, EH33 2PR

Approximate Gross Internal Area = 35.1 sq m / 378 sq ft

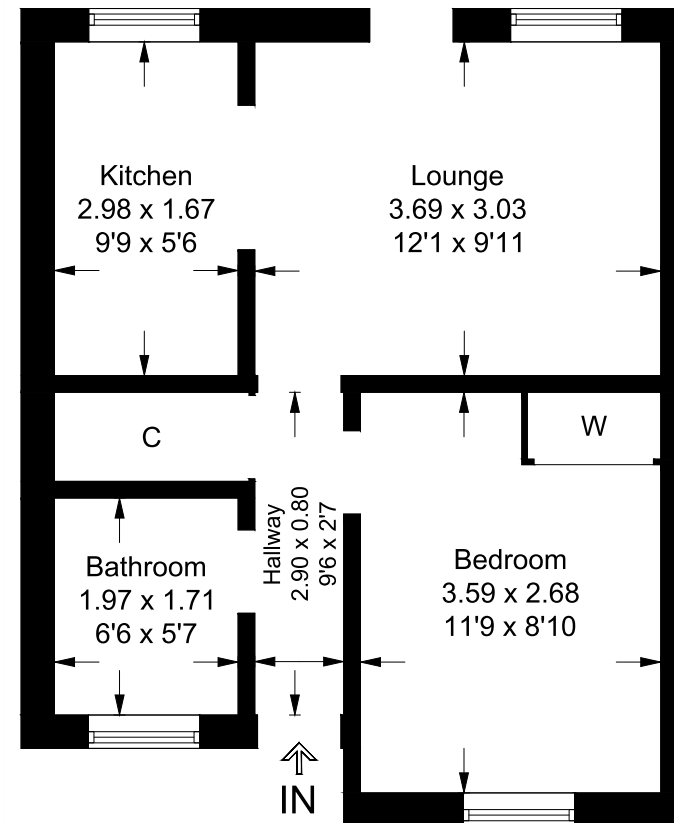


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281421)

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 are included without warranty

Services

Mains electricity, gas, water and drainage

EPC

EPC Band C

Council Tax

East Lothian Council. Council Tax 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.