



87 Kennedy Crescent
TRANENT | EH33 1DN

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solicitors & estate agents



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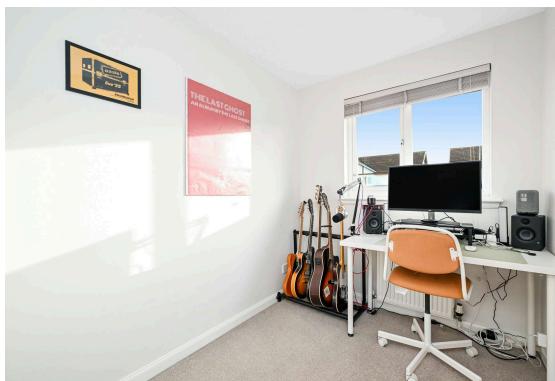
Beautifully presented semi-detached home with three bedrooms, front and back gardens and driveway, enjoying a quiet cul-de-sac position close to good local amenities and excellent transport links. This superb home offers bright, well-proportioned and comfortable accommodation over two levels in good order throughout. It benefits from a spacious living room, a well-equipped kitchen/dining room with direct garden access. The fully fitted kitchen currently comprises a fridge/freezer, washing machine and tumble dryer, induction hob, oven and fan, the boiler cupboard and a dining area. Also downstairs is the porch with a handy downstairs WC. Upstairs there are three well-proportioned bedrooms all with built in storage and one with Sea Views and completing the accommodation is bathroom with shower over the bath and a heated towel rail. Externally the gardens have been well-maintained, with a shed, decking, patio, outside tap, flower beds and a versatile summer house with power. The property also benefits from Nest heating, a partially floored attic and a front driveway. This property will appeal to a family or a young couple, so early viewing is highly recommended.

- Front porch with downstairs WC
- Spacious Living room
- Well-appointed dining/kitchen with garden access
- Three Well-Proportioned bedrooms with built in storage, one with Sea views
- Bathroom with shower over the bath
- Double glazing and Gas central heating
- Partially floored Attic
- Fully enclosed rear garden with Summer House
- Beautifully maintained front garden with lawn and driveway

Energy Rating : C Council Tax Band: D

Factoring Fee: approx £14 per month to Ross & Liddell

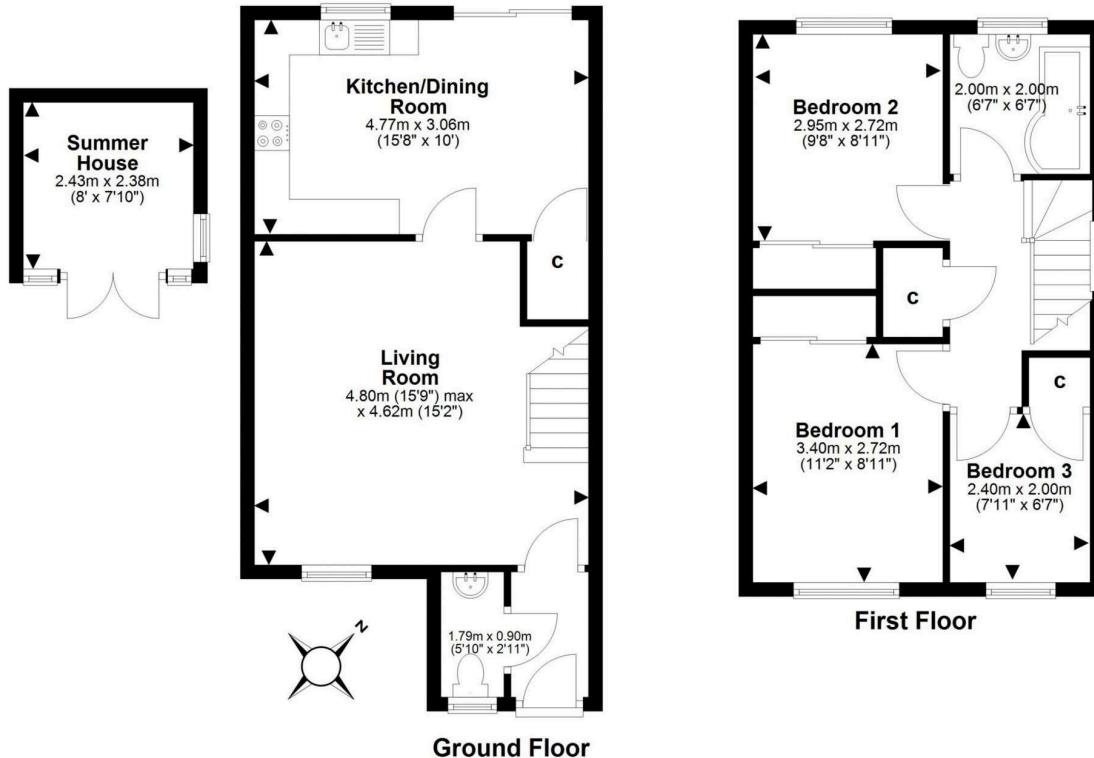
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



All light fittings, wall-mounted TV bracket and integrated appliances will be included in the sale. Please be advised that the washing machine and tumble dryer will be removed.

The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area now boasts all manner of light industry, and consequently a wide range of services and amenities have been created. Shops, banking and postal services are available. Schooling is well represented from nursery to senior level. 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 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.
Plan produced using PlanUp.