

Tranent

Call 01875 611211

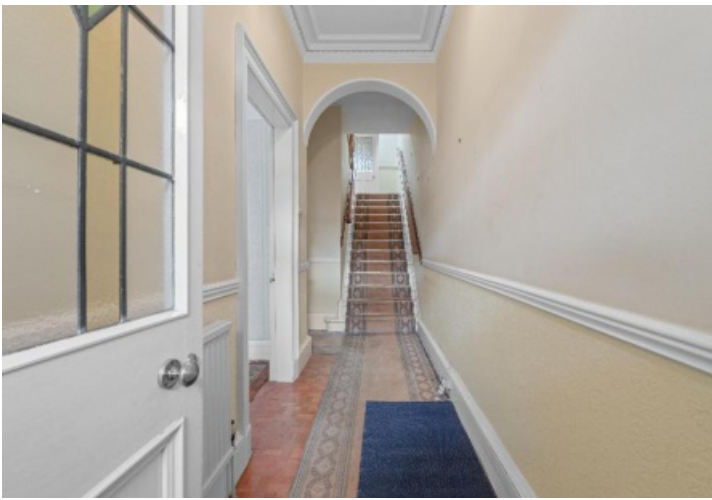
Offers Over £235,000

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4 Viewforth Terrace, Tranent, EH33 1AX



Situated within the popular town of Tranent, East Lothian, this traditional mid-terraced property offers an excellent opportunity for buyers seeking a home with character and potential. Extending to approximately 116m² and dating from circa 1900, the property retains a sense of period charm while presenting scope for modernisation.

The accommodation is generously proportioned throughout, providing flexible living space suited to a variety of needs. Externally, the property benefits from private grounds to both the front and rear, offering outdoor space ideal for relaxation or further landscaping.

A particular feature of the property is the detached garage, equipped with power and lighting, providing useful storage or workshop space.

While the property would benefit from a degree of upgrading, it represents an excellent opportunity to create a bespoke home in a well-established and desirable location.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Living room with cornice and feature fire
- * Dining room
- * Kitchen
- * Conservatory
- * Cloakroom

HALF LANDING

- * Family bathroom with separate shower compartment

FIRST FLOOR

- * Upper landing
- * Two spacious double bedrooms
- * Further single bedroom / nursery / office

ADDITIONAL INFORMATION

- * Single glazed timber framed units (some with secondary)
- * Gas central heating - no warranty in respect of the boiler servicing the central heating, this needs to be replaced
- * Private enclosed garden ground to the front and rear
- * Garage with power and light

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Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft

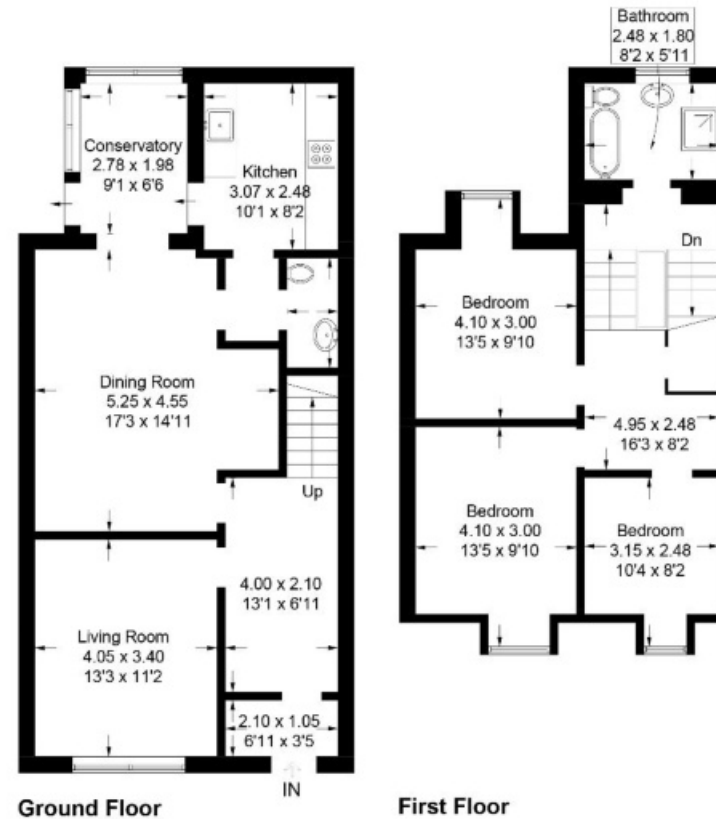


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290804)

Situation

Located 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 the recently opened Aldi and Asda stores. 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, blinds and integrated appliances are included. No

warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band E

Council Tax

Band 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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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.