



15 Fa'side Crescent
TRANENT | EAST LOTHIAN | EH33 2BX


warners
solicitors & estate agents



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Warners are delighted to present this extremely well-presented two-bedroom end terraced home.

The property has private enclosed gardens to the front and rear and occupies a quiet setting within a mature residential development located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. This impressive property provides well presented, modern, comfortable and bright living space over two levels, and would make an ideal home for a couple or small family. The property further benefits from gas central heating, double glazing, a private driveway to the rear and there is excellent storage in both the hallway and attic.

Early viewing is highly recommended to avoid missing out! The property comprises an entrance hall, a cosy living room with dining area and fireplace, a fully fitted kitchen that currently comprises a gas hob, oven and fan, dishwasher and utility room with washer/dryer, fridge/freezer and access out to the rear garden. Upstairs there are two well-proportioned bedrooms and completing the accommodation is the bathroom with shower over the bath.

- Welcoming hallway
- Fully fitted kitchen/utility with access out to the rear garden
- Cosy living room with fireplace and dining area
- Bathroom with shower over the bath
- Two well-proportioned bedrooms
- Partially floored Attic
- Gas central heating & double glazing
- Private rear driveway
- Private front and rear gardens

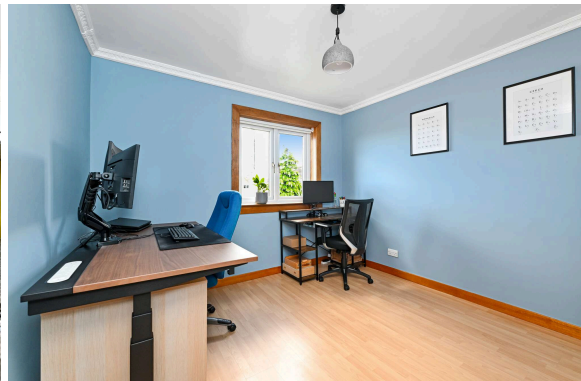
Energy rating C , Council Tax band B

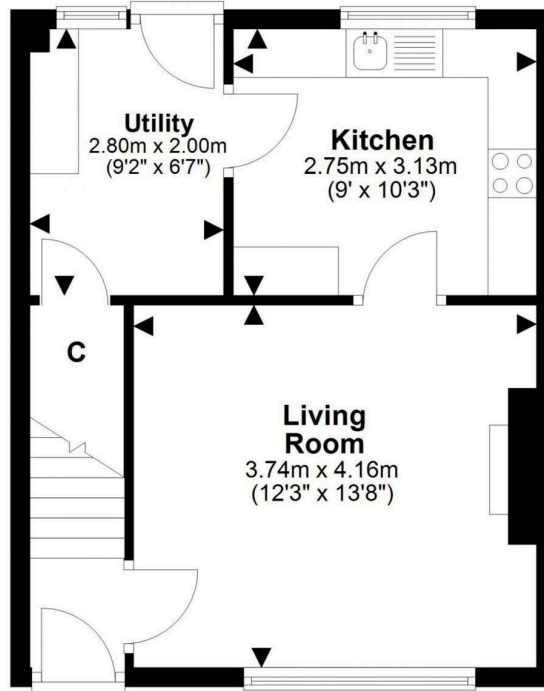
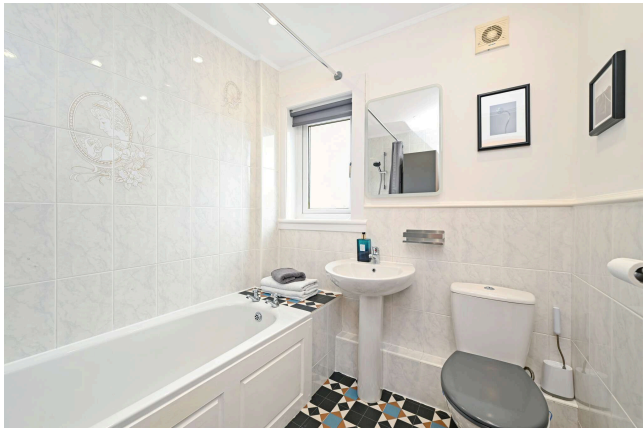
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



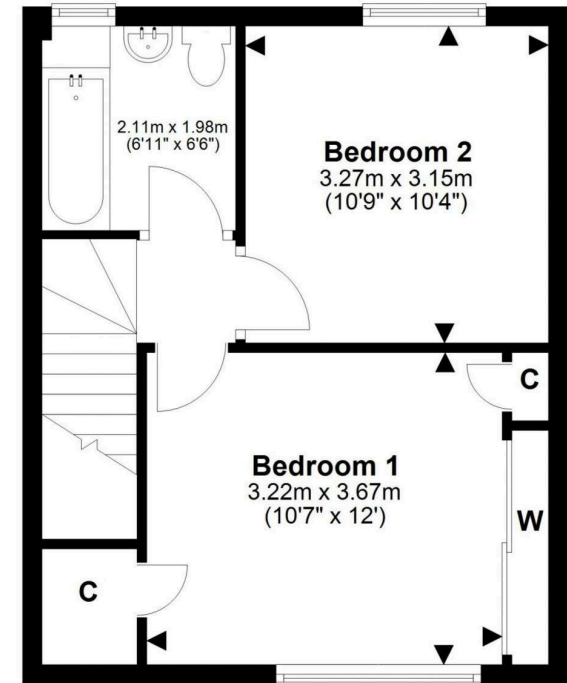
Extras: Fixtures and fittings, blinds, oven, hob, dishwasher, clothes dryer, and greenhouse.
Fridge/freezer and sofa can be negotiated separately at point of sale.

The property is 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, building society 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.

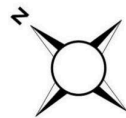




Ground Floor



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.