



3/2 Winton Place
TRANENT | EH33 1AF

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Bright and well presented two bedroom first floor flat located in the heart of Tranent, within easy commuting distance of Edinburgh. The property comprises an entrance hallway with secure entry phone, a generous kitchen living room which features two Edinburgh press/shelves, twin windows which flood the space with natural light, fireplace and has views over the town centre. The fully fitted benefits from floor and wall mounted units and ample worktop space.

There are also two generous bedrooms, one with built in storage and housing the boiler. Completing the accommodation is the bathroom with shower over the bath. This lovely property further benefits from gas central heating, double glazing, and ample storage. Externally there is a private courtyard. Early viewing is highly recommended to avoid missing out

- Bright and well present first floor flat
- Accessed via secure entry system
- Open plan living room/kitchen with views over town centre
- Two generous double bedrooms
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Private courtyard to the rear
- On street parking

Energy rating D, Council tax band B. There is no factor associated with this property.

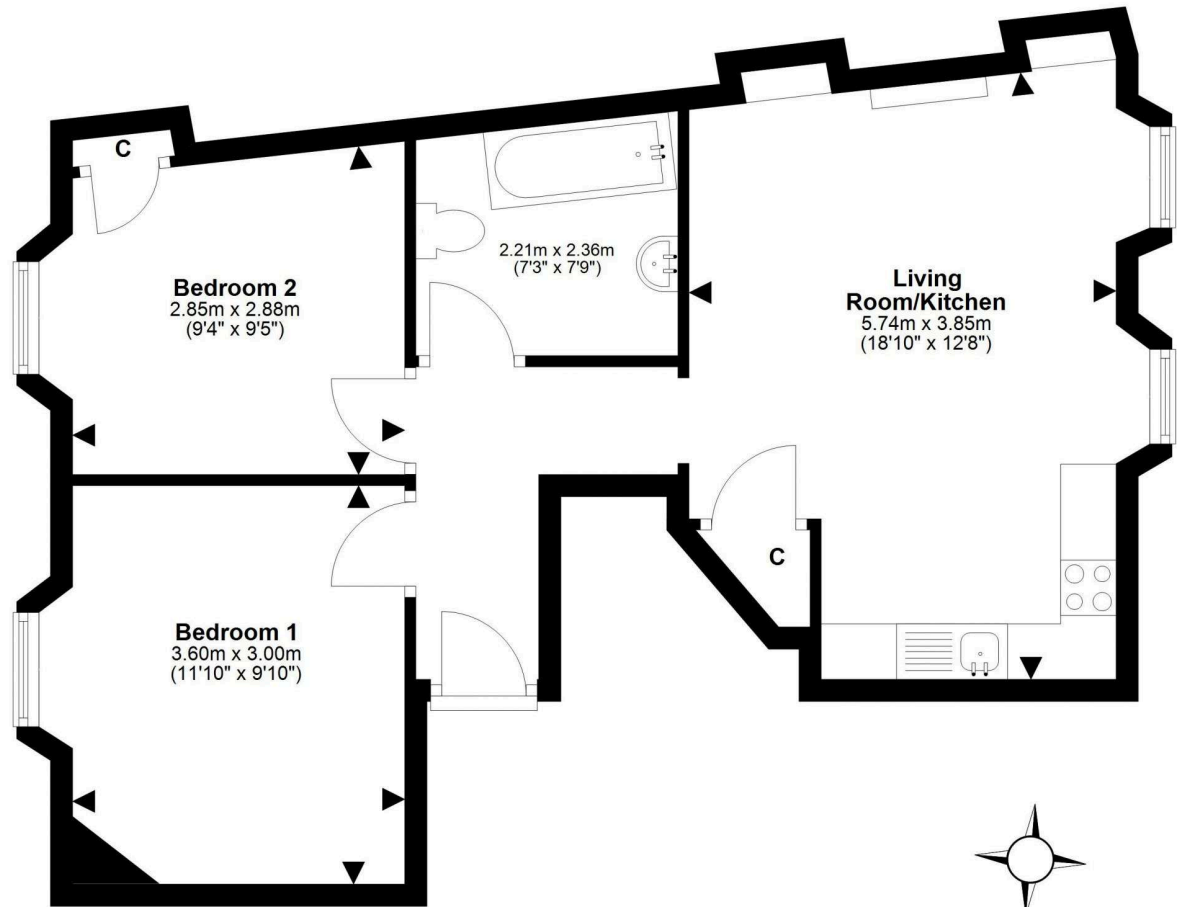
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

Extras included in this sale will be the curtains, fridge freezer, washing machine and light shades.





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.