





Welcome

Welcome to 36 Ness Place, a beautifully presented two-bedroom main door ground floor flat, offering stylish interiors, a private landscaped garden, and an allocated parking space, all tucked away in an attractive off-street setting. Set within a modern, well-maintained residential development, this superb property offers move-in condition accommodation in the popular town of Tranent, East Lothian. This is a wonderful opportunity for a host of potential purchasers including first time buyers, those looking to downsize, and anyone looking for ground floor living. Presented to the market in excellent condition, and benefiting from double glazing and gas central heating, the property is within proximity to all amenities, and we are sure it will prove to be extremely popular. Tranent is ideally placed for the commute to Edinburgh city centre, the A1, City Bypass and Scottish road network. Viewing is by appointment and should be made at your earliest convenience to avoid disappointment.

Main door entry

- Child safe pathway entrance to the front and parking to the rear
- Entrance hallway with built-in storage
- Bright, spacious, living and dining room with front facing window
- Modern fitted kitchen with a range of units, gas hob, oven, extractor, fridge freezer, and washing machine
- Main bedroom with front facing window and built-in wardrobes
- Bedroom two with rear facing window and built-in wardrobes
- Lovely family bathroom with three-piece white suite, electric shower over the bath, shower screen, wc, sink with vanity unit, and store cupboard
- Double glazing and gas central heating
- Maintenance free rear garden, ideal for relaxation
- Allocated parking space and ample additional visitor parking throughout the estate





Tranent

Tranent has good local shopping facilities, schooling for all ages and within the immediate area there is a wide range of leisure and recreational facilities. For those commuting the A1 is on your doorstep and the journey into Edinburgh is both fast and easy as the city bypass is five minutes away by car and there are also regular buses in the town, and train services from nearby Musselburgh or Prestonpans Stations. East Lothian's beautiful countryside, fine coastlines, and famous golf courses are also virtually on the doorstep of this property.

Extras

All floor coverings, light fittings, blinds where fitted, and integrated appliances. All appliances and other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen. Other items including white goods will be made available by negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

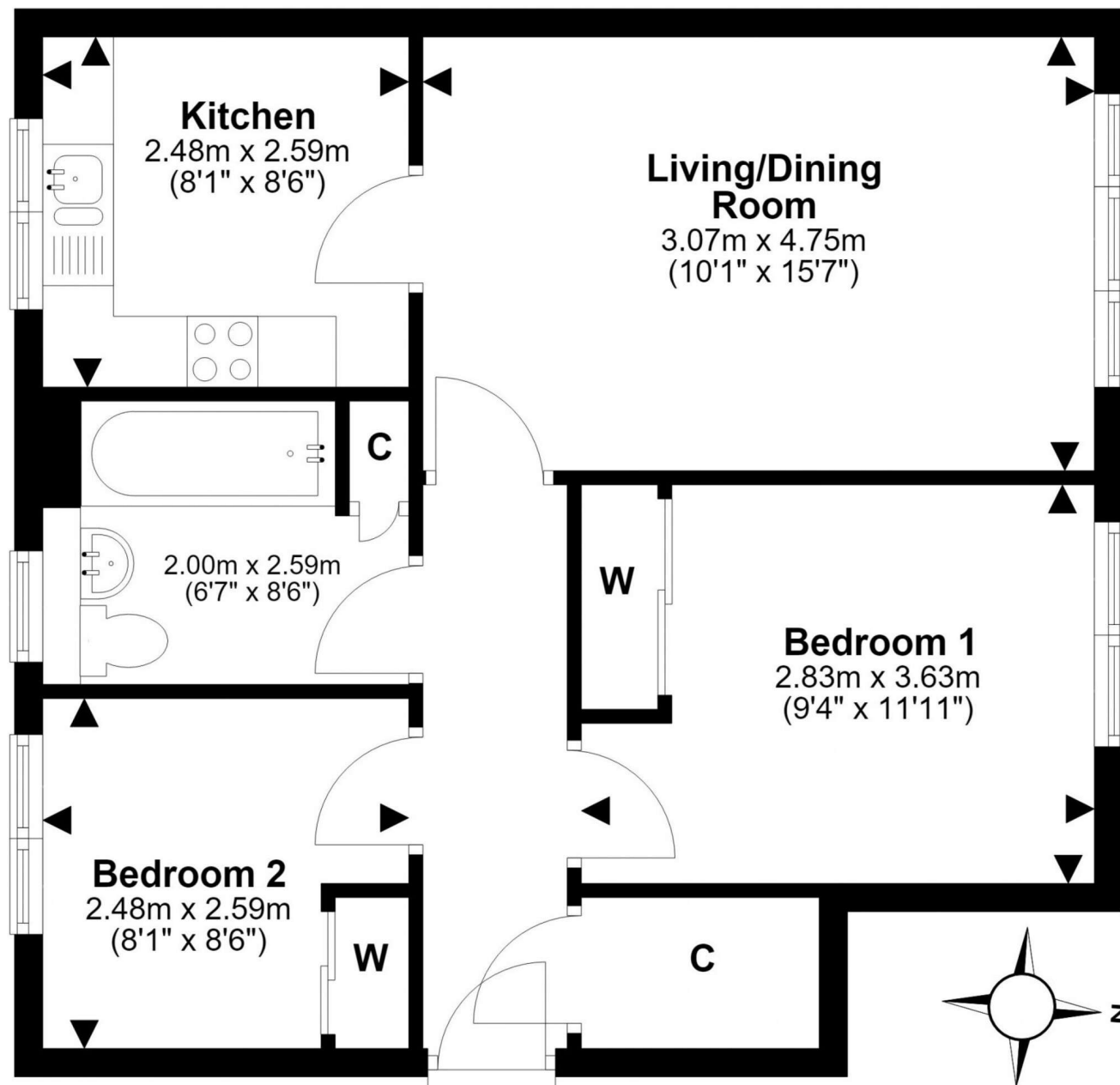
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.