



RALPH SAYER
SOLICITORS & ESTATE AGENTS

23 Sandee

Tranent EH33 2DT

23 Sandee

Tucked away in a modern development in popular Tranent, this delightful two bedroom mid-terrace villa, enjoys a peaceful yet well-connected address. The renowned beaches and golf courses of East Lothian are a short drive and the A1 allows quick and easy access to Edinburgh city centre.

The property is beautifully presented, starting with a bright and airy hall, which leads you directly into the elegant living room. Moving through the living room and positioned to the rear is a stylish well-appointed kitchen with a complement of appliances and space for a small dining table. Adjacent is a rear lobby which houses a practical downstairs WC and offers direct access to the garden, which enjoys a sunny southerly aspect, practical low maintenance artificial lawn and space for dining.

Upstairs are two comfortable bedrooms; the largest of the bedrooms boasts a deep built-in wardrobe and completing this appealing home is a stylish three-piece bathroom, with a shower fitted over the bath with a glazed screen. A partially floored attic, provides additional storage.



Property Summary

- Mid-terrace villa
- Elegant living room
- Modern fitted dining kitchen
- Downstairs WC & rear lobby
- Two double bedrooms
- Stylish three-piece bathroom
- Gas central heating (new boiler being fitted April 2026) & double glazing
- Low maintenance south-facing enclosed rear garden
- Parking directly in front of property
- EPC Rating - B | Council Tax Band - D

Home Report Value - £220,000





Bright modern
villa with
stylish interiors,
in popular
Tranent





Externally, there is a south facing, low maintenance rear garden, on a split level. Directly next to back door is a paved patio making a lovely seating area and artificial lawn is on the upper level.

Parking: Ample residents parking is provided directly to front of property.

Factors: Greenbelt maintains development grounds and play area, with an annual fee of approx. £270.00

Extras: fitted floors, plantation shutters, and all kitchen appliances, to be included in the sale.

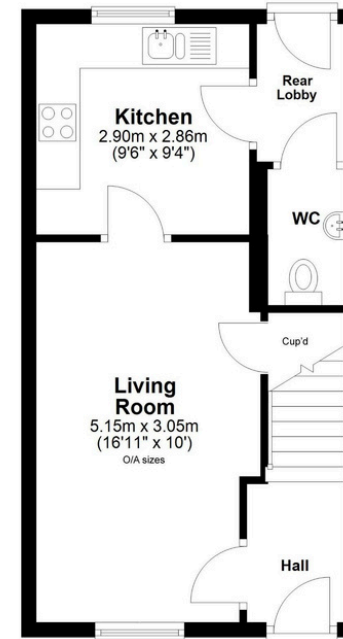
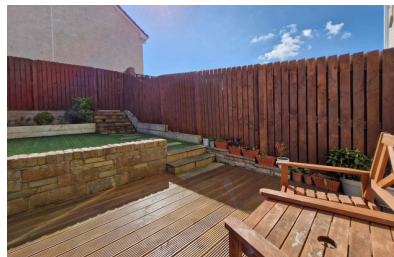
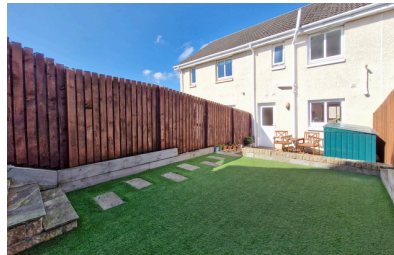
Let us help you find your next
dream property!



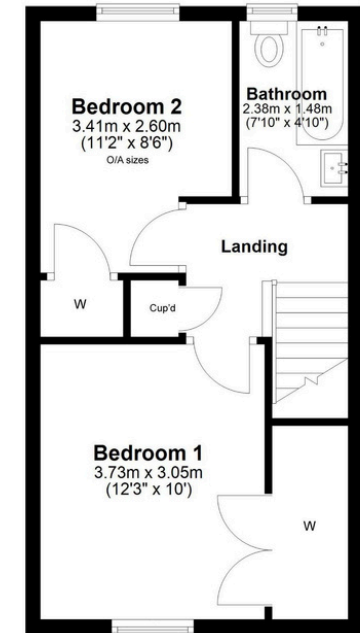
RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Ground Floor
Approx. 33.9 sq. metres (365.1 sq. feet)



First Floor
Approx. 33.9 sq. metres (365.1 sq. feet)

Total area: approx. 67.8 sq. metres (730.2 sq. feet)

Location

Tranent is one of the oldest towns in East Lothian. Popular with commuters due to easy access to the A1 and only approximately 13 miles from Edinburgh city centre. Excellent local amenities can be found on the high street, with more extensive shopping found at Fort Kinnaird Retail Park a 20 minute drive away. Surrounded by beautiful countryside and beaches, there are numerous leisure activities available; including golf, with the excellent Royal Musselburgh and the famous Muirfield. Tranent has a leisure centre with swimming pool. The Three Harbours Festival, is a two-week arts festival in early summer. The town has three primary schools and the secondary; Ross High School, with the independent Loretto's in Musselburgh. Excellent transport links, include regular bus services and Prestonpans train station (a 5 minute drive).



Zoopa.co.uk rightmove onTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.