





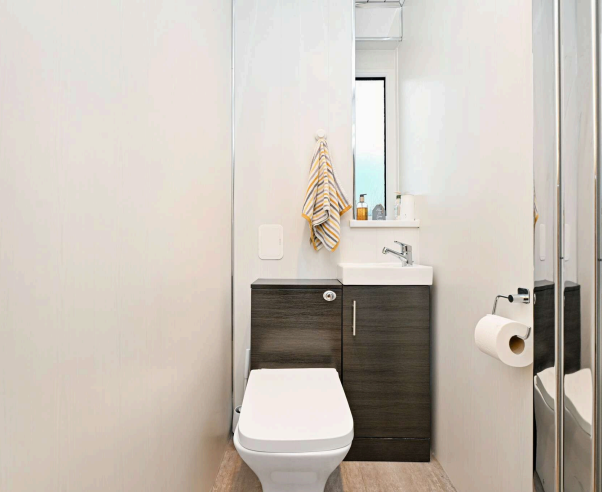
Welcome

Welcome to 27 Bankpark Crescent, Tranent, a lovely, rarely available, split level end terraced house with three-bedrooms, and three public rooms. We are delighted to present this family home to the market, situated in an enviable residential area, in the lovely East Lothian town of Tranent. The property benefits from a newly fitted modern kitchen and bathroom, a lovely conservatory, gas central heating, double glazing, landscaped private garden grounds, and attached garage. This superb property offers excellent value for money in today's market and is sure to prove to be a popular family option. 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.

- Entrance vestibule
- Hallway with understairs storage
- Ground floor newly fitted WC
- Dining room with window to the rear (currently used as a second living area)
- Modern newly fitted kitchen with a range of white handleless base, wall units, and larger units, Silestone countertops, splashbacks, and a superb range of quality integrated appliances
- First landing with store cupboard
- Living room with garden and conservatory access
- Dwarf wall conservatory fitted with light and power
- Second landing with store cupboard and loft with loft ladder access
- Family shower room, shower cubicle with raindrop shower and attachment, sink with vanity unit and wc
- Double bedroom two with front facing window
- Double bedroom three with rear facing window and ample storage
- Upper landing with storage
- Main bedroom with rear facing window and including full width wardrobes
- Double glazing and gas central heating
- Quality fixtures and fittings throughout
- Landscaped private garden grounds
- Attached garage with both light and power





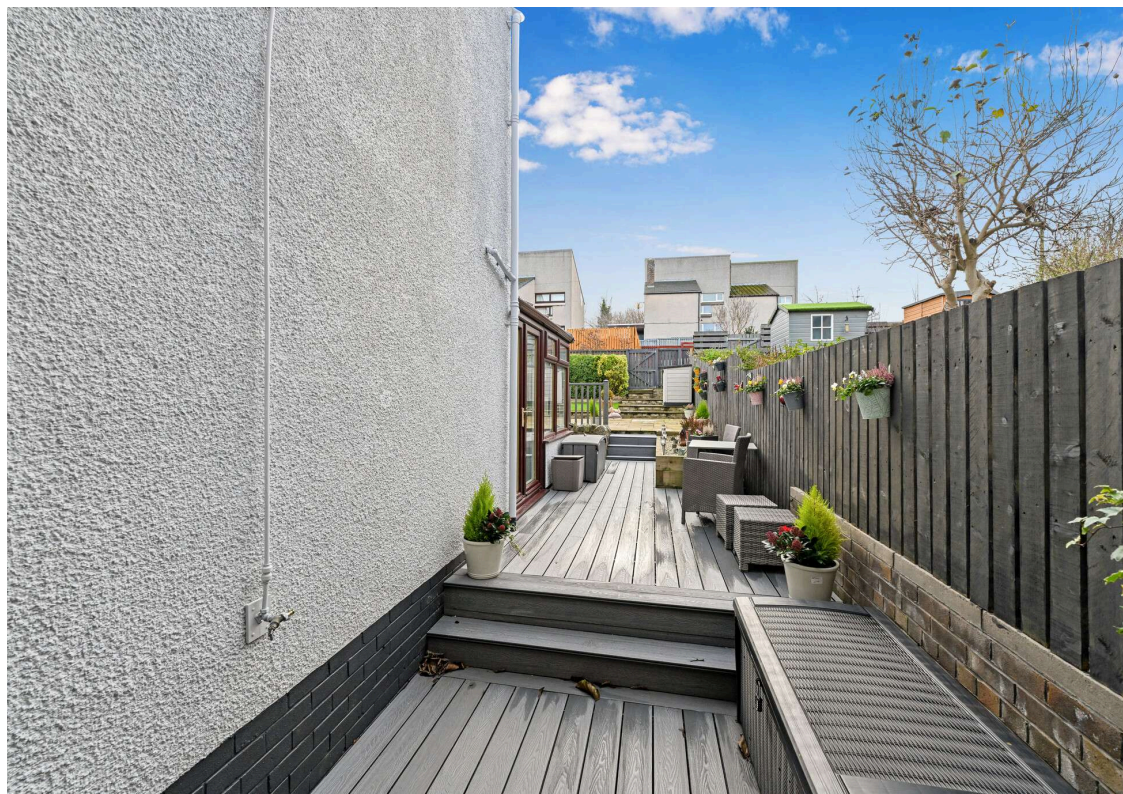


Tranent

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, 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

Included in the sale are: floor coverings, light fittings, blinds where fitted, all integrated appliances and wardrobes in main bedroom. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.



Get in touch

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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.

