

Tranent

Call 01875 611211

Offers Over £245,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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86 Durie's Park, Elphinstone, EH33 2LH



This charming and deceptively spacious three bedroom bungalow, with conservatory, driveway and beautiful mature gardens with open outlook over the fields, is set within a sought after street within the quiet East Lothian rural town of Elphinstone, conveniently located close to various transport links and local amenities. This lovely property may require some cosmetic upgrading to create a lovely home for someone looking to downsize to one level, or a young family, with the option to extend (subject to relevant planning permissions). Viewing of this lovely home is highly recommended.

Accommodation

ACCOMMODATION

- * Charming & deceptively spacious three bedroom detached bungalow
- * Large bright 'L' shaded sitting room/dining room with feature fireplace
- * Lovely conservatory with doors to the garden
- * Good size fitted kitchen/breakfast room with door to the garden
- * Two excellent double bedrooms, both with fitted wardrobes
- * Third double bedroom with fitted wardrobes and door to conservatory
- * Family bathroom/WC
- * Additional shower room/WC

ADDITIONAL INFORMATION

- * Gas central heating and double glazing throughout
- * Excellent storage throughout
- * Generous mature gardens surrounding the property
- * Driveway providing off street parking
- * Open outlook over the fields to the rear
- * Potential to extend, subject to relevant planning permissions

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Approximate Gross Internal Area = 120.77 sq m / 1300 sq ft

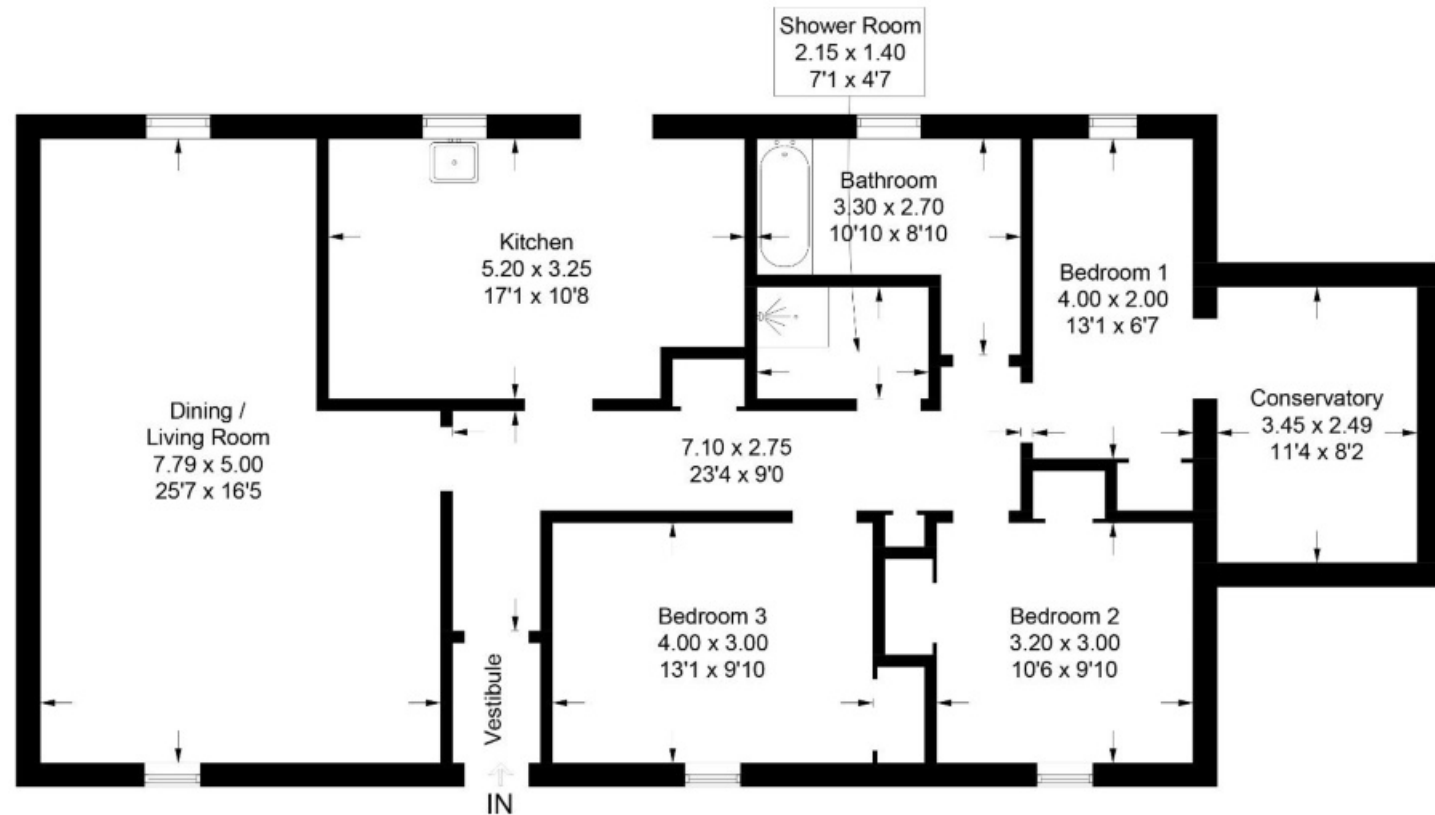


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1314261)

Situation

Elphinstone is a quiet village situated on the outskirts of Tranent and is set amid the pleasant East Lothian countryside. For every day needs the village is served by a local shop/ Post Office and a wide range of local shopping is available close by in Tranent, including an Asda and Aldi store, and also nearby at the market town of Haddington. Educational facilities are available in the area catering for children from nursery to primary school age and Elphinstone is in the catchment area for Ross High School. Fort Kinnaird, The Gyle and Straiton retail parks all offer a wide range of shops with all the High Street names, and are just a short drive away together with an Asda Superstore. There are frequent bus services to Tranent and surrounding areas and close by is the A1 which leads to all of Scotland's arterial routes. Among the many leisure and sporting facilities nearby are football, rugby and an excellent sports centre in Tranent. For the golfing enthusiast, there are numerous golf courses in the area, the most famous of which being the championship course at Muirfield. Elphinstone offers an ideal location for those who enjoy the peace and tranquillity of the countryside but need to be within reach of the city

Fixtures and Fittings

All fitted floor coverings, curtains, blinds and light fittings are included in the sale as well as most of the furniture throughout the property. The free standing white goods may be available by separate negotiation, however are without warranty.

Services

Mains gas, electricity, water and drainage

EPC

C

Council Tax

East Lothian Council Tax Band D

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.