

**Tranent**

Call 01875 611211

**Offers Over £275,000**

**CULLEN KILSHAW**  
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**25 Blawearie Road, Tranent, EH33 2BH**



Deceptively spacious and well presented, four bedroom end terraced villa with separate annex (own entrance) and driveway, is set in a sought after street within the popular East Lothian rural town of Tranent. Located on a desirable corner plot with open views over the fields from the charming enclosed rear garden, this property offers spacious flexible family accommodation, and is ideally situated close to local amenities with excellent transport links across Edinburgh and the Lothians.

## Accommodation

### GROUND FLOOR

- \* Entrance hall with under stair storage
- \* Light & airy dual aspect sitting room with feature fireplace and gas fire
- \* Patio doors from the sitting room lead to the generous sun room with access to the separate annex as well as the garden
- \* Stylish fitted kitchen with integrated gas hob, electric oven & cooker hood
- \* Separate entrance hall for the annex
- \* Sitting room/bedroom 3 (annex)
- \* Shower room/WC (annex)

### FIRST FLOOR (main house)

- \* Two double bedrooms both with fitted storage
- \* Family bathroom/WC with electric shower over the bath

### FIRST FLOOR (annex)

- \* Double bedroom 4 with eaves storage

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing throughout
- \* Enclosed child safe rear garden with open views
- \* Mono-bloc driveway to the front with gate

## 25 Blawearie Road, Tranent, EH33 2BH

Approximate Gross Internal Area = 132.0 sq m / 1421 sq ft

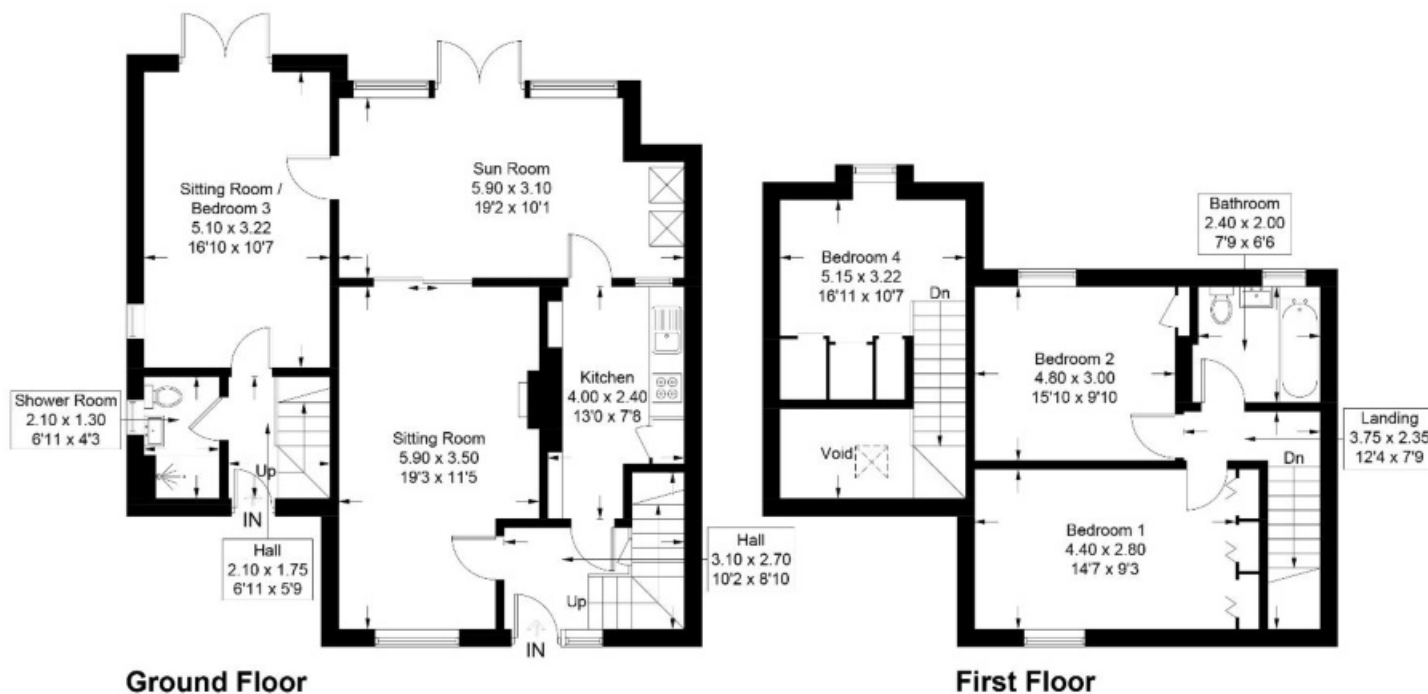


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310655)

### Situation

Located in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, various restaurants, pubs, a library plus an Aldi and Asda store. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaid Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

### Fixtures and Fittings

All integrated appliances, blinds, fitted floor coverings, light fittings, as well as all other fixtures and fittings, are included in the sale. Any free standing

appliances may be available by separate negotiation however are without warranty.

### Services

Mains electricity, gas, water and drainage

### EPC

D

### 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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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.