










Offers Over

**£190,000**

## 59 Durie's Park

Elphinstone | East Lothian | EH33 2LH

This charming end-terraced bungalow is set on a substantial corner plot with an attractive front garden, sizeable driveway and generous sunny south-west facing rear garden. Enjoying a peaceful setting within the quaint village of Elphinstone yet remains highly convenient with easy access into Edinburgh with the A1 and A68 both a short drive away.

-  2 Bedrooms
-  1 Public room
-  1 Wet room
-  Private Gardens
-  Driveway
-  EPC Rating – E
-  Council Tax Band - C



## Description

Internally, the property has been freshly decorated, creating a bright and welcoming living environment, while still offering excellent scope for purchasers to tailor the home to suit individual lifestyles and preferences. The light-filled accommodation comprises; entrance hallway with useful storage, including access to an insulated attic. The spacious front-facing reception room provides an inviting living space and leads through to a modern fitted kitchen, which enjoys an open outlook over the private rear garden with door providing direct access. The kitchen is well-equipped with a range of wall and base units, an integrated electric hob, oven, and extractor hood, along with a freestanding washing machine, included in the sale. There are two well-proportioned double bedrooms, both offering comfortable accommodation and built-in storage and the modern wet room is fitted with a vanity wash hand basin, WC, and electric shower. Further benefits include double glazing, electric storage heating and solar panels.



*Some of the images have been virtually staged and virtually renovated to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.*

## Extras

All fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the built-in hob/oven/hood and washing machine.

## Externally

There is an attractive paved front garden with an array of plants and shrubs, a sizeable driveway accessed via double gates provides excellent off-street parking. A side gate leads to a large, beautifully manicured side and rear garden, providing a wonderful space perfect for outdoor relaxation and entertaining. The sunny, south-west facing rear garden has a neat lawn, paved patio and lovely borders of established plants and shrubs. A chip stone section houses the garden shed, which shall be included in the sale. Additional on-street parking is available within the street for visitors.

## Viewing

By appointment through Neilsons on 0131 625 2222.





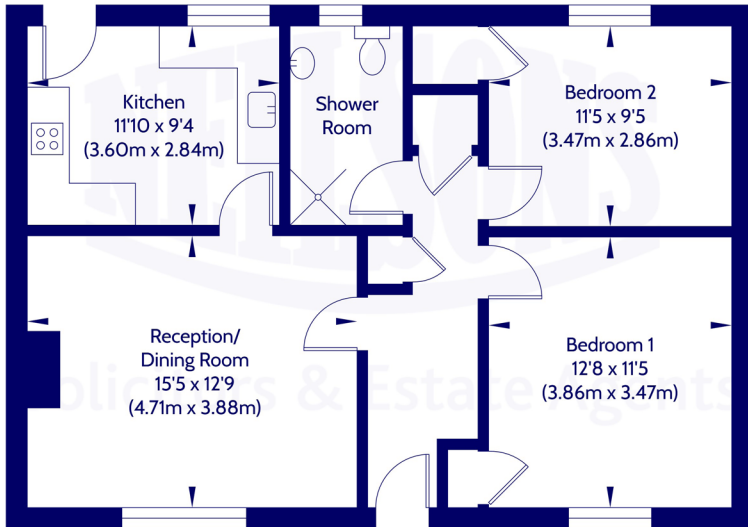
## Location

The charming village of Elphinstone offers a peaceful semi-rural setting with excellent connectivity to Edinburgh, located just ten miles away. Surrounded by the beautiful East Lothian countryside, the village provides a tranquil environment with the convenience of a local village shop, primary school and community centre, while a wider selection of retail and everyday services can be found in nearby Tranent and Ormiston. For more extensive shopping and leisure options, Fort Kinnaird and Straiton Retail Park are both easily accessible, offering a broad range of high street retailers, restaurants, and leisure facilities. The area is particularly well suited to those who enjoy the outdoors, with an abundance of scenic walking and cycling routes throughout East Lothian, as well as a selection of renowned golf courses nearby. Leisure facilities are well catered for, with Tranent offering a modern leisure centre, gym, sports hall, and excellent outdoor sports pitches, in addition to the East Lothian Athletics Arena. Educational provision include the local primary school, with secondary education available at Ross High School in Tranent with a number of well-regarded independent schools are also easily accessible within East Lothian and Edinburgh. Elphinstone is ideally positioned for commuters, benefiting from excellent transport links. The A1 provides swift access to Edinburgh, with the city centre reachable in approximately 30 minutes by car. The road network also offers convenient connections to the Edinburgh City Bypass, Edinburgh Airport, and the wider motorway network, while reliable public transport services further enhance accessibility.



Approx. Gross Internal Floor Area 69 Sq M / 744 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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