



28 Morrison Avenue
TRANENT | EH33 2AR


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Set on a quiet street in the heart of Tranent, moments from excellent amenities, quick transport links and vast open green spaces is this recently refurbished main door upper villa. Boasting immaculate interiors, a private rear garden, new central heating, a new kitchen, new bathroom and an excellent floored loft this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge with a double bedroom off, a contemporary kitchen with attractive units, a further well-proportioned double bedroom and the flat is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden has artificial turf ideal for low maintenance and a decked area ideal for al fresco entertaining

- Main door upper villa
- Private rear garden and a floored loft
- Fully refurbished flat with new central heating
- welcoming hallway
- Bright lounge
- Two double bedrooms
- Stylish bathroom

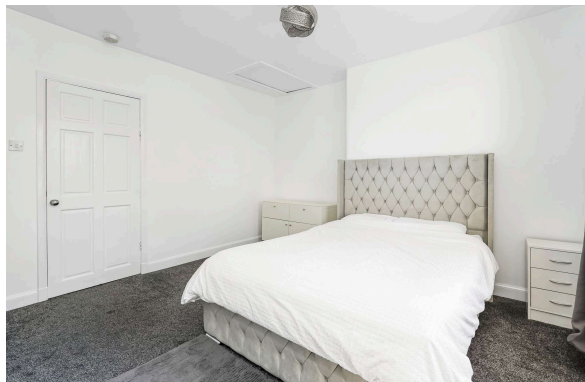
Energy rating C, Council tax band B.
There is no factor associated with this property.

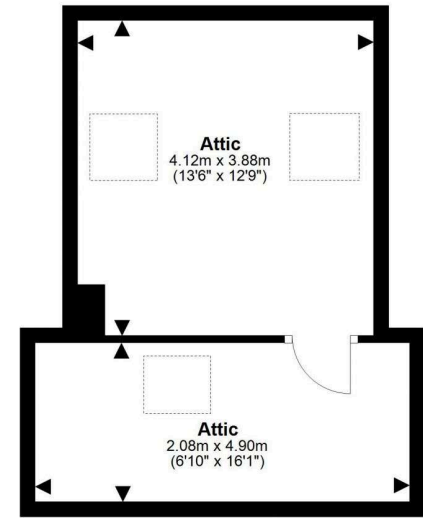
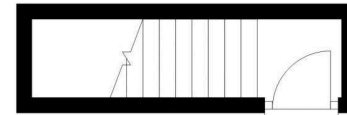
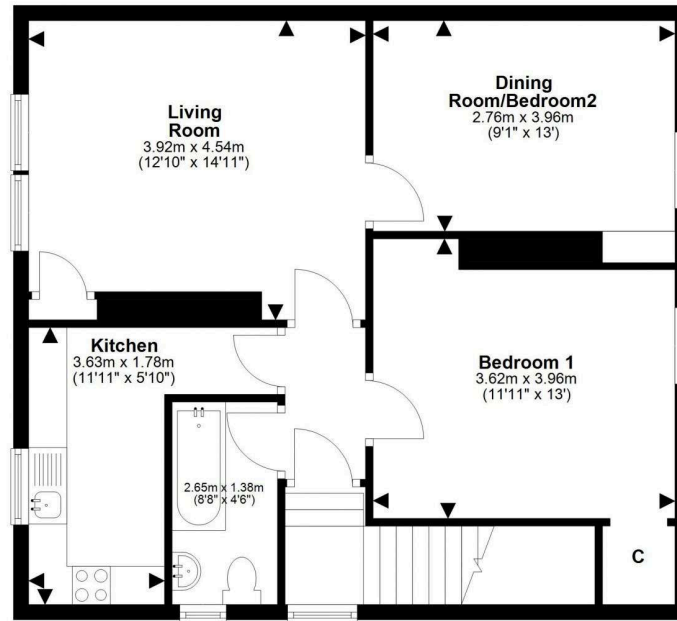
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The A1, city bypass and main motorway networks are also within easy reach.

Extras included in this sale will be curtains, poles, fridge freezer, washing machine and oven.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.