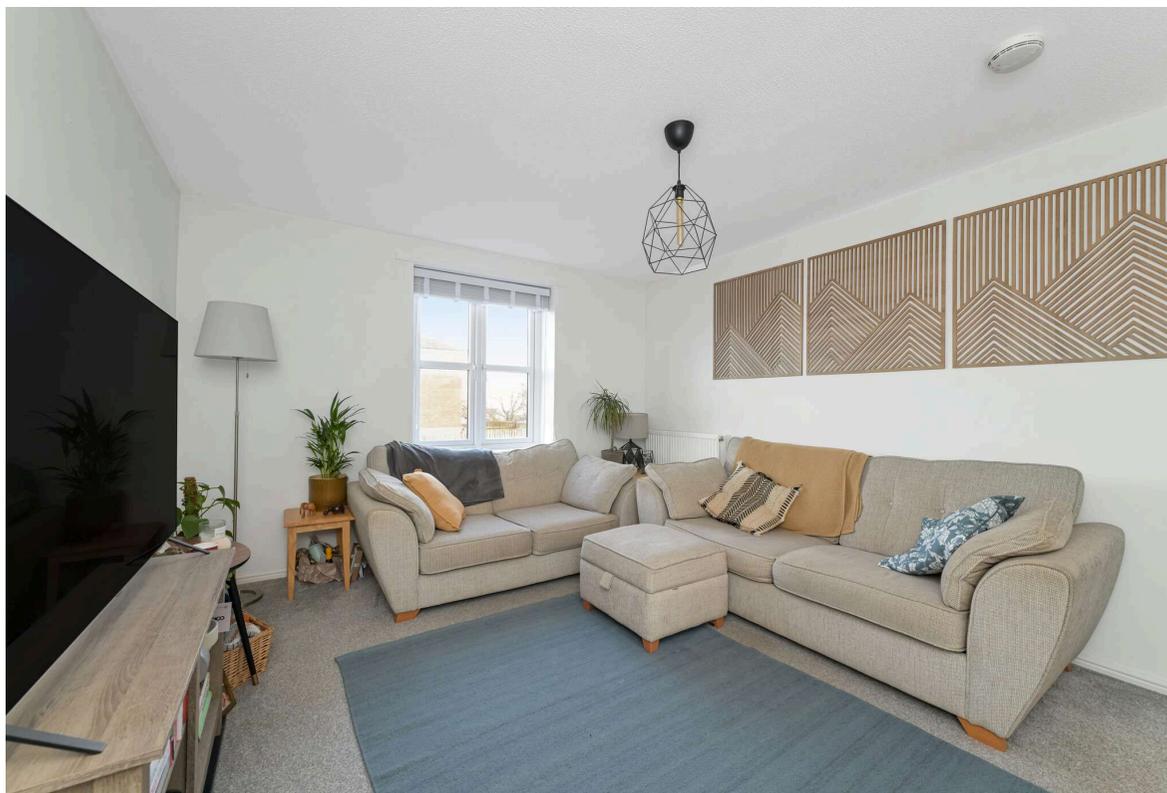




20/4 Somers Park
TRANENT | EH33 2AF


warners
solicitors & estate agents



20/4 Somers Park

TRANENT | EAST LoTHIAN | EH33 2AF

Nestled in a quiet cul-de-sac in the heart of Tranent, moments from excellent amenities, quick transport links and the vast open East Lothian countryside is this immaculately presented first floor apartment. Boasting ample resident's parking, manicured communal grounds, gas central heating and double glazing and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright twin windowed lounge, a contemporary kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath.

- Quiet cul-de-sac setting in the heart of Tranent
- Ample resident's parking and landscaped communal grounds
- Welcoming hallway with storage
- Bright twin windowed lounge
- Contemporary kitchen with attractive units
- Two large double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing

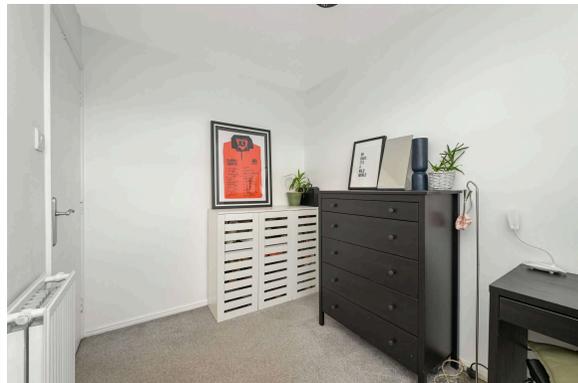
Council tax band C, Energy rating C, Factors managed by Trinity and costs £800 per year.

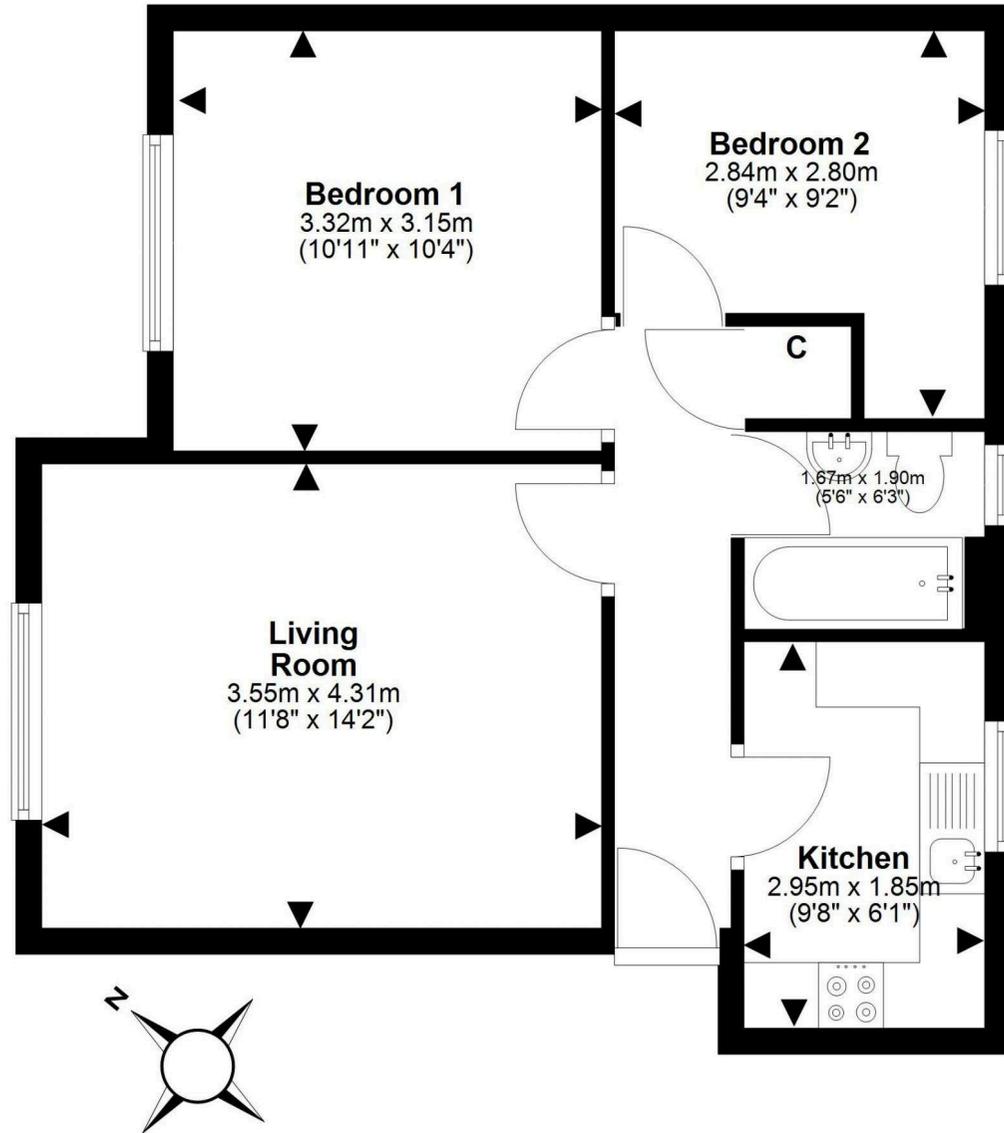
All light fittings, blinds and fridge/freezer will be included in the sale.

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 excellent services with further amenities at Fort Kinnaird and Haddington. Schooling is well represented from nursery to senior level. 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 city bypass and main motorway networks are also within easy reach.





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.