

Tranent

Call 01875 611211

Offers Over £155,000



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56 Elphinstone Road, Tranent, EH33 2HH



Mid-terraced house located in the popular East Lothian town of Tranent and extends to approximately 75m², having been built circa 1965. The property features two well-proportioned double bedrooms and a practical layout. Internally, the property offers excellent potential for upgrading and modernisation, and externally benefits from private garden grounds to the front and rear, with the fully enclosed rear garden laid to lawn. Well positioned for access to local amenities, schools, and transport links, the property represents an appealing residential opportunity and would be an ideal home for first-time buyers, downsizers, or purchasers seeking a refurbishment project.

Accommodation

GROUND FLOOR

- * Hallway
- * Dual aspect living room with feature fire
- * Kitchen

FIRST FLOOR

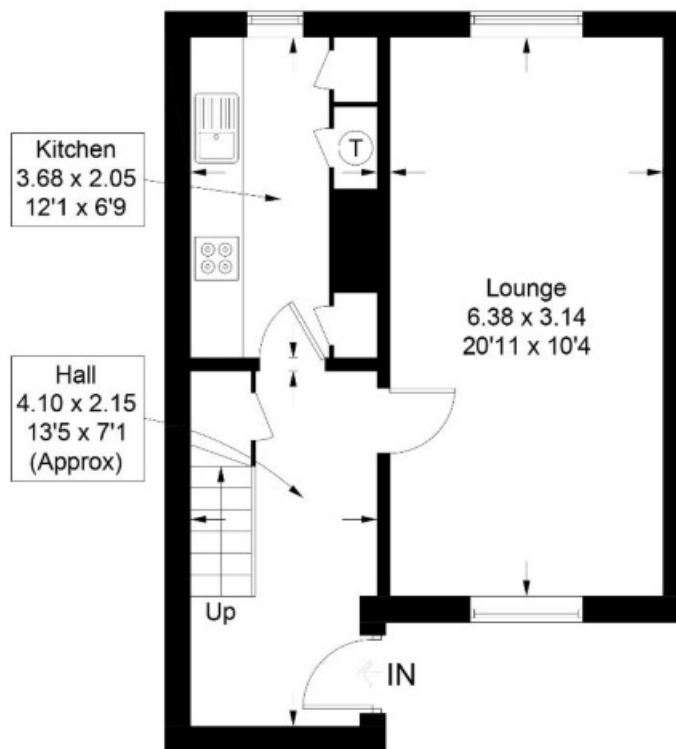
- * Upper landing
- * Two spacious double bedrooms with fitted wardrobes
- * Family bathroom

ADDITIONAL INFORMATION

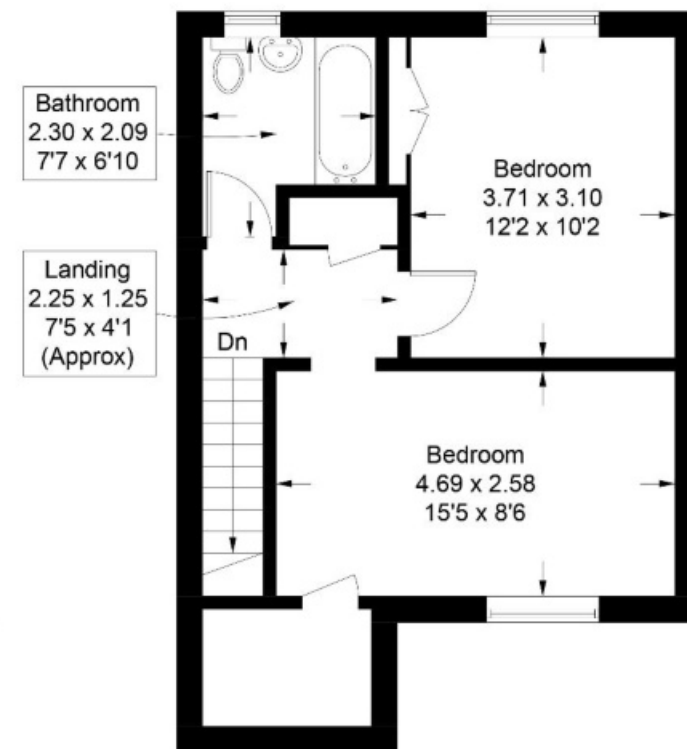
- * Gas fired central heating (Back boiler)
- * Double glazing
- * Private garden grounds to front and rear, with the fully enclosed rear garden laid to lawn and enjoying a desirable southerly aspect
- * Brick built store to the front

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Approximate Gross Internal Area = 75.22 sq m / 810 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268848)

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, banks, various restaurants, pubs, a library plus the recently opened Aldi and Asda stores. 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 Kinnaird 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 fitted floor coverings, blinds and integrated appliances are included. No

warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

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.