

Tranent  
Call 01875 611211

Offers Over £155,000

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS  
[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**56 Elphinstone Road, Tranent, EH33 2HH**



Mid-terraced house located in the popular East Lothian town of Tranent and extends to approximately 75m<sup>2</sup>, 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

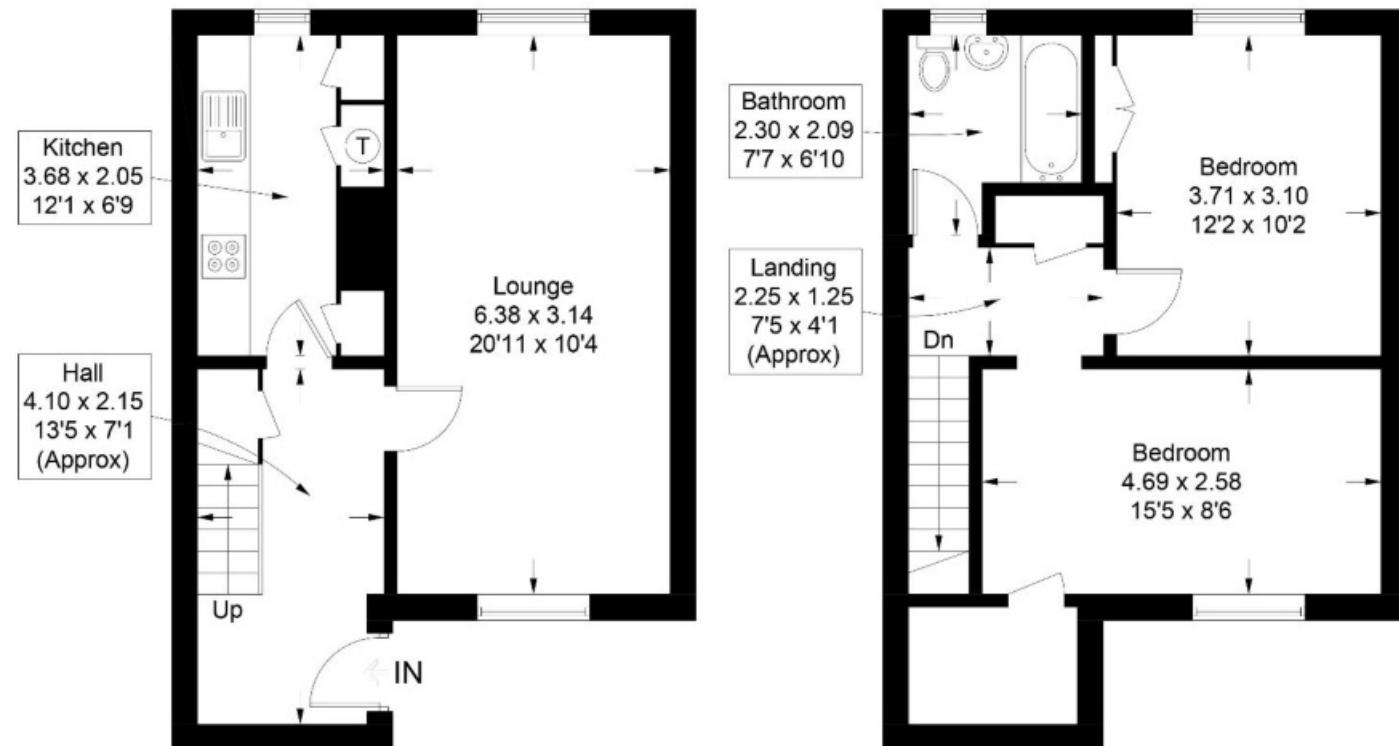
- \* Upper landing
- \* Two spacious double bedrooms with fitted wardrobes
- \* Family bathroom

### 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

# 56 Elphinstone Road, Tranent, EH33 2HH

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](mailto:tranent@cullenkilshaw.com)

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867  
Tranent, Tel 01875 611211



Full members of:

