

**19 Sandersons Wynd,
Tranent, EH33 1DA**

OFFERS OVER £295,000



- Modern detached villa on small estate
- Livingroom with French doors to dining room
- Fitted kitchen, conservatory, utility room
- Master bedroom with lift, 2 further bedrooms
- Wet room & Shower room
- Private gardens to front and rear. Single garage
- Gas central heating and double glazing
- EPC band C, Council tax band E

Description

This is a bright and spacious detached villa (145m sq) located on a generous plot within this small modern estate handily located for access to schools, town centre and A1. In excellent decorative order throughout, it benefits from gas central heating, double glazing and lift access to the upper floor which would make this an excellent buy for someone with limited mobility. The accommodation comprises an entrance vestibule, hall, spacious front facing lounge with feature fireplace and French doors to the diningroom, conservatory, bedroom with lift and fitted wardrobes, a fully panelled modern wetroom with two piece white suite, modern fitted kitchen with appliances and a handy utility room which gives access to the garage and garden. Upstairs is the dual aspect master bedroom with lift and extensive L-shaped fitted, mirror fronted wardrobes, a further double bedroom, and finally a shower room which is fully tiled with a two piece white suite and separate shower cabinet with an electric shower.





Gardens and Parking

There is a well maintained front garden which is mainly chips and planting with a slabbed path leading to the front door. The monobloc driveway provides access to the single, integrated garage with up and over electric front door, power and light. The fully enclosed rear garden is easily maintained with paved patio, chips and water feature.

Location

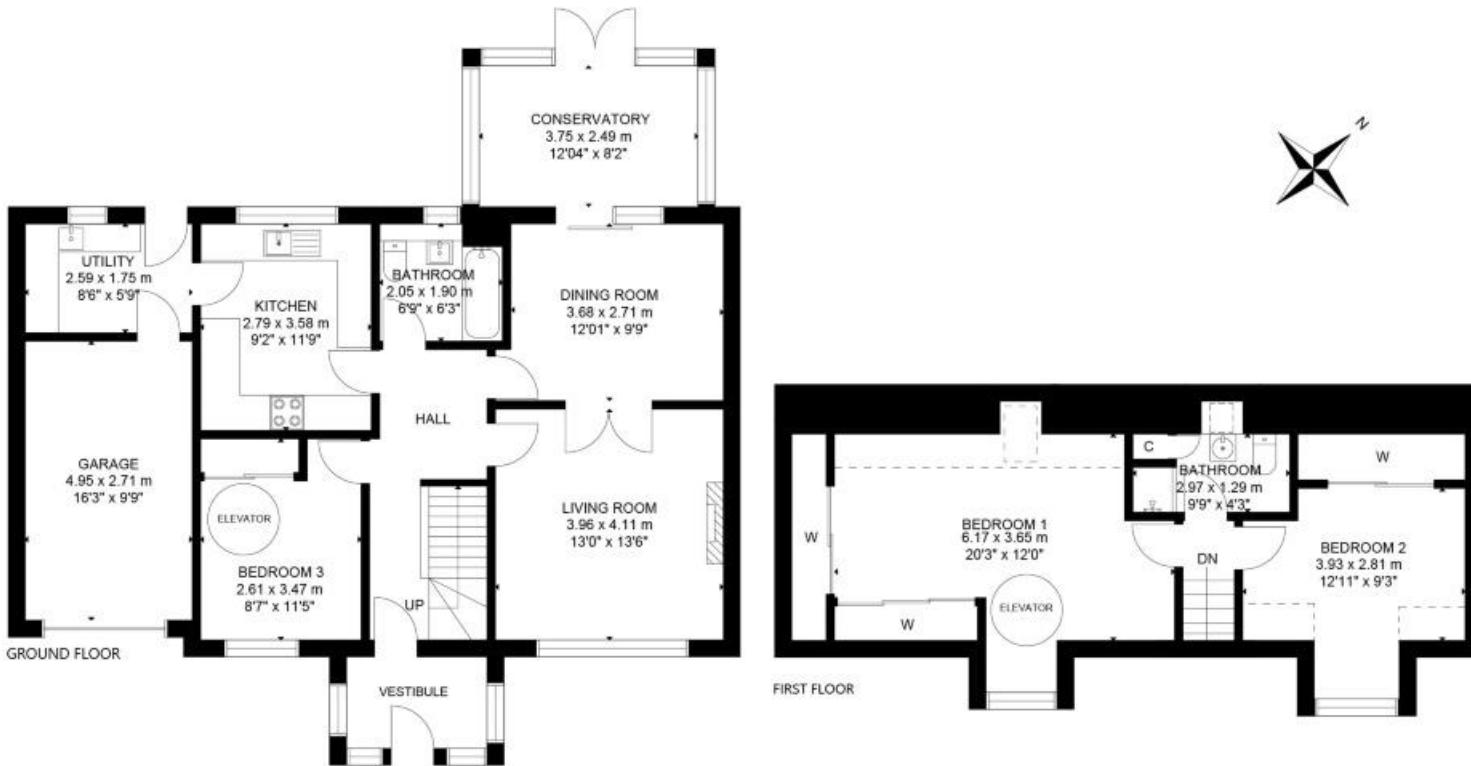
The expanding small town of Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with a choice of banks and ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail and leisure complex in Newcraighall which provides a wealth of major stores including Mark's and Spencer's. Excellent bus services operate to and from Tranent and fast main roads lead quickly to Edinburgh's City Centre, approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.

Extras

All of the fitted floor coverings, blinds, integrated electric hob, oven, chimney style cooker hood, fridge, dishwasher and automatic washing machine are included in the sale price.

Viewing

By appointment telephone 0131 665 3131



19 Sanderson's Wynd, Tranent, EH33 1DA

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,476 SQ FT / 137 SQ M

All measurements and fixtures including doors and windows are

approximate and should be independently verified.

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