

**37 John Crescent  
Tranent, EH33 2HP**

OFFERS OVER £160,000



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- Bright, mid terraced villa in “move in” condition
- Hall, living/diningroom
- Fitted kitchen with appliances
- Two double bedrooms
- Modern family bathroom
- Private gardens to front and rear
- Gas central heating and double glazing
- EPC band C, Council tax band B

### Description

This is a bright, stylish mid terraced villa (80m sq) located within this popular residential area close to Tranent’s town centre. In true “move in” decorative order throughout, it benefits from gas central heating and double glazing. The accommodation comprises hall, dual aspect living/diningroom with log burning stove, modern fully fitted kitchen with appliances included, generous front facing double bedroom with deep walk in storage cupboard, a rear facing second double bedroom and finally the stylish family bathroom which is part tiled with a modern three piece white suite including a shower and screen over the bath.





### 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.

### Gardens and parking

There is a small private paved garden located to the front with an external storage cupboard. The larger rear garden is enclosed and has lawn, paved patio, rotary dryer and wooden log store and a gate to the rear lane. There is ample unrestricted parking nearby.

### Extras

All of the fitted floor coverings, blinds, curtains, integrated gas hob, electric oven, fridge/freezer, automatic washing machine and wooden log store are included in the sale price.

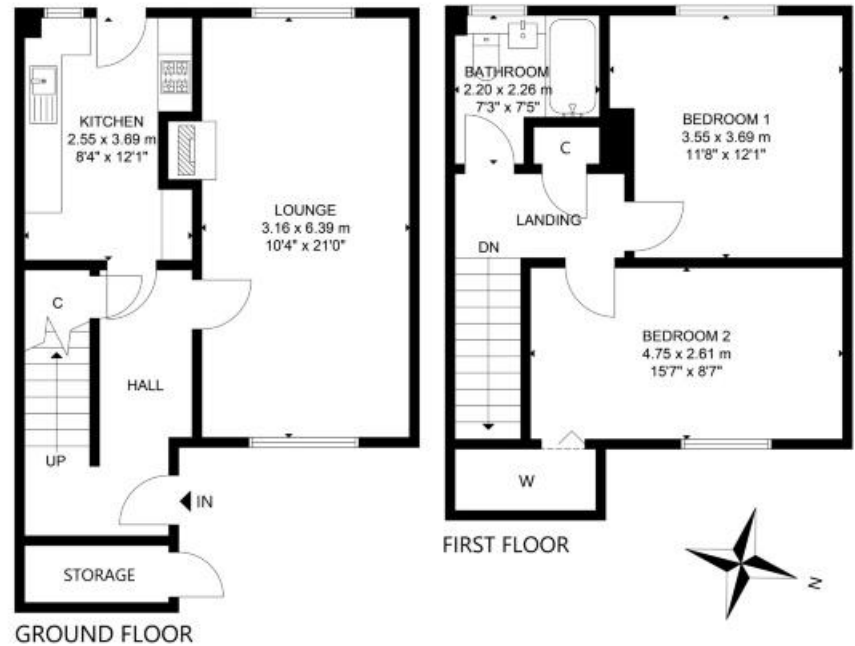
### Home Report

The property has been valued at £165,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone 0131 665 3131





37 JOHN CRESCENT TRANENT EH33 2HP  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 896 SQ FT / 83 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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