

**41 Kemp's End
Tranent, EH33 2GZ**

FIXED PRICE £325,000



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- Bright, modern detached villa
- Hall, living/diningroom, conservatory
- Fitted kitchen/breakfastroom, utilityroom
- Four bedrooms, one en-suite
- Modern family bathroom , WC
- Private gardens to front and rear. Garage
- Gas central heating and double glazing
- EPC band C, Council tax band F

Description

This is a bright, stylish detached villa (116m sq) located within this popular residential area. In excellent decorative order throughout, it benefits from gas central heating and double glazing. The accommodation comprises hall, dual aspect living/diningroom with patio doors to the spacious conservatory, modern fitted kitchen/breakfastroom , utility room and WC. Upstairs is the generous front facing master bedroom with mirror fronted fitted wardrobes and en suite shower room, three further double bedrooms, all with storage and finally, the family bathroom which is fully tiled with a modern three piece white suite including an electric 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 garden located to the front with artificial lawn and double width monobloc driveway which leads to the single, integrated garage with up and over front door, power and light. The larger rear garden is fully enclosed and has an artificial lawn, paved patio and raised flower beds.

Extras

All of the fitted floor coverings, blinds, integrated gas hob, oven, chimney style cooker hood, American style fridge/freezer, dishwasher, automatic washing machine and tumble dryer are included in the sale price.

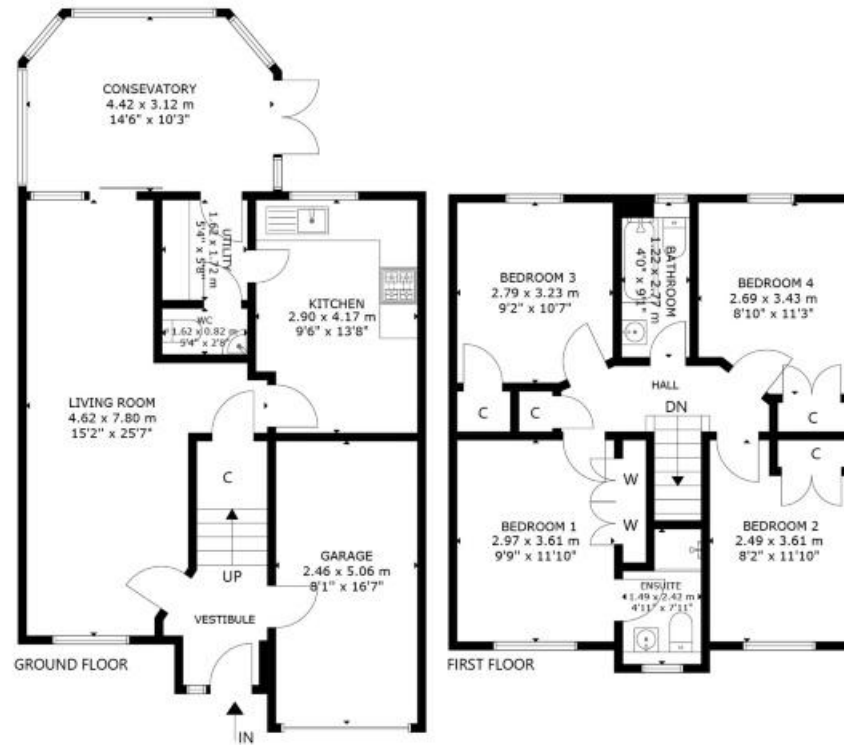
Home Report

The property has been valued at £325,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone 0131 665 3131





41 KEMPS END TRANENT EH33 2GZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,244 SQ FT / 116 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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