

**10 Orchard Park
Tranent, EH33 1DW**

OFFERS OVER £285,000



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- Livingroom with French doors to Kitchen/diner
- Conservatory
- Master bedroom, 2 further bedrooms
- Family bathroom
- 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 (85m 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 a large floored attic with potential for conversion subject to local authority planning approval. The accommodation comprises an entrance hall with storage, spacious front facing lounge with feature fireplace and French doors to the modern fitted kitchen/diner with appliances included and door to the rear facing conservatory with sliding door to the garden. The master bedroom is located to the front and has fitted wardrobes, bedroom two is rear facing with fitted wardrobes, the third bedroom is side facing with shelved storage and finally there is a rear facing part tiled bathroom with modern three piece suite including a shower and screen over the bath.





Gardens and Parking

There is a well maintained front garden which is mainly chips and planting with a large monobloc driveway providing access to the single, detached garage with up and over front door, power and light. The fully enclosed rear garden is easily maintained with paved patio, monobloc drying area, artificial lawn, outside tap, and a variety of plants shrubs and trees. A gate leads from the rear garden to the side garden which has been pebbled and planted and there is a private parking space to this side of the property.

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, cooker hood, fridge/freezer and automatic washing machine are included in the sale price.

Home Report

The property is valued at £290,000 and the Home Report is available via the ESPC link.

EPC and Council Tax

EPC C and Council Tax Band E

Viewing

By appointment telephone 0131 665 3131



10 ORCHARD PARK, TRANENT, EH33 1DW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING ATTIC 915 SQ FT / 85 SQ M
 GARAGE 180 SQ FT / 17 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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