





This three-bedroom mid-terraced house in Tranent is set on an established residential street, within a quiet cul-de-sac, close to the town's amenities including an excellent range of shops, schools at primary and secondary level, transport links, and scenic open spaces. The home offers spacious accommodation and is presented with attractive, contemporary interiors, and it further benefits from good-sized, low-maintenance front and rear gardens.

Extras: Integrated kitchen appliances (oven, microwave, hob, extractor hood, and dishwasher) and a freestanding fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Mid-terraced house in Tranent
- Well-presented, contemporary interiors
- Entrance hallway
- Generous, dual-aspect living room
- Equally spacious, dual-aspect dining kitchen
- Two generous double bedrooms
- One single bedroom with built-in storage
- Modern shower room
- Partially-floored attic with ladder access
- Good-sized front and rear gardens
- Unrestricted on-street parking







"THIS THREE-BEDROOM MID-TERRACED HOME IS PRESENTED WITH STYLISH, CONTEMPORARY INTERIORS."





EPC RATING:

D

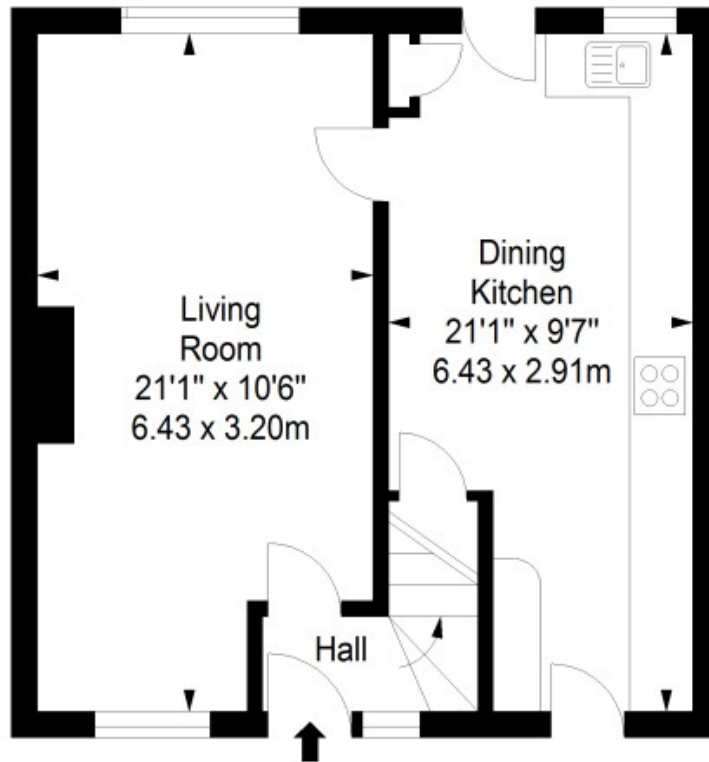
COUNCIL TAX BAND:

C

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

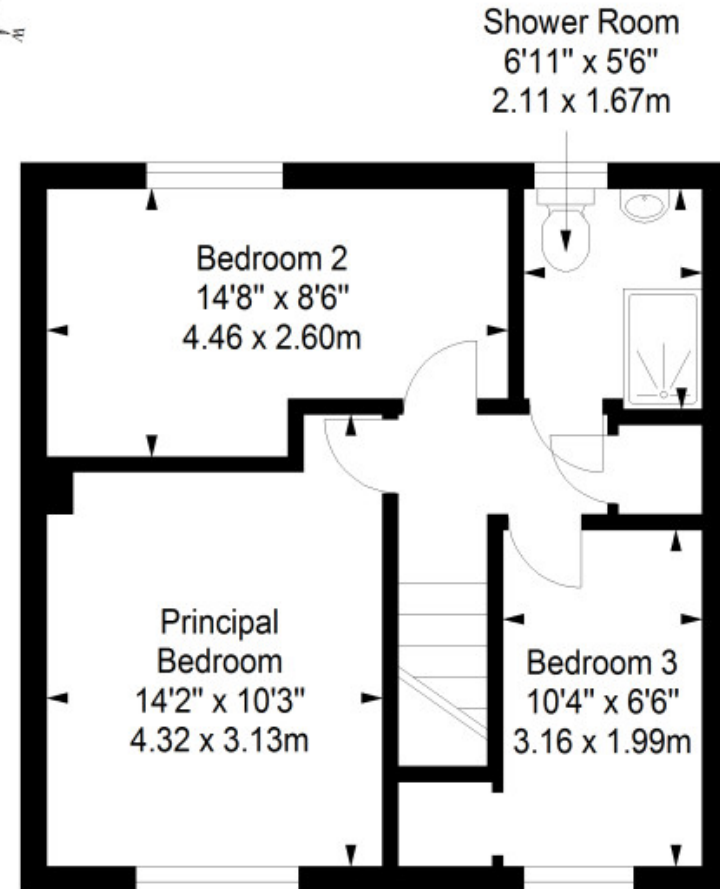
Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 80.6 sq. metres (867.6 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

rightmove Zoopla.co.uk OnTheMarket

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.