





Beautifully presented with stylish, contemporary interiors, this three-bedroom semi-detached house forms part of an established modern development in Tranent and is sure to appeal to a wealth of buyers. The home enjoys a quiet setting yet lies within easy reach of the amenities Tranent has to offer, including shops, primary and secondary schools, a selection of cafés, coffee shops, and restaurants, transport links across the county and further afield, and scenic open spaces.

Extras: Integrated kitchen appliances comprising an oven, microwave, hob, extractor hood, washing machine, and dishwasher will be included in the sale. A freestanding fridge/freezer will also be included (but not the one that is currently in the kitchen). Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Semi-detached house in Tranent
- Exceptionally stylish, contemporary interiors
- Entrance hall with WC
- Spacious, south-facing living room
- Modern dining kitchen with garden access
- Two double bedrooms with built-in wardrobes
- One single bedroom
- Stylish family bathroom with rainfall shower-over-bath
- Neat front lawn and large rear garden
- Private tandem driveway







"THIS THREE-BEDROOM
SEMI-DETACHED HOUSE IS
PRESENTED IN A MOVE-IN
CONDITION WITH STYLISH,
CONTEMPORARY
INTERIORS."





EPC RATING:



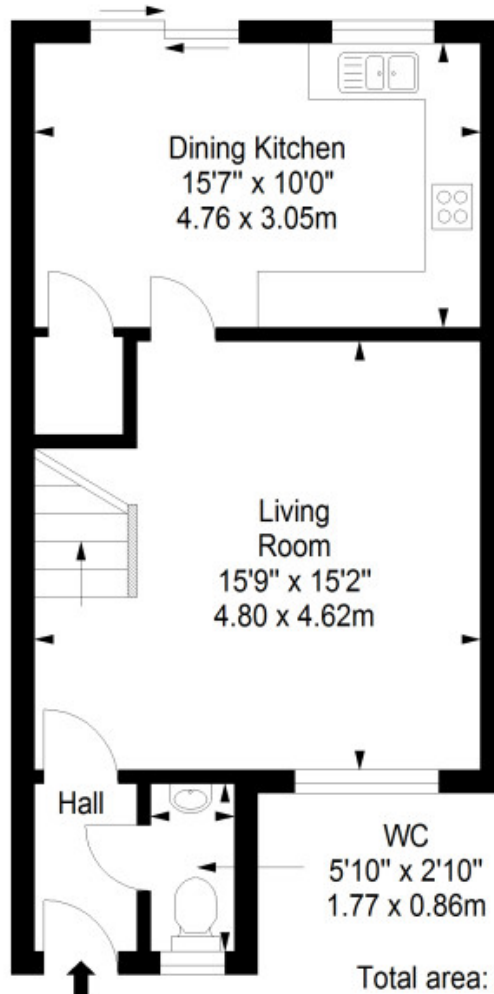
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Ground Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)

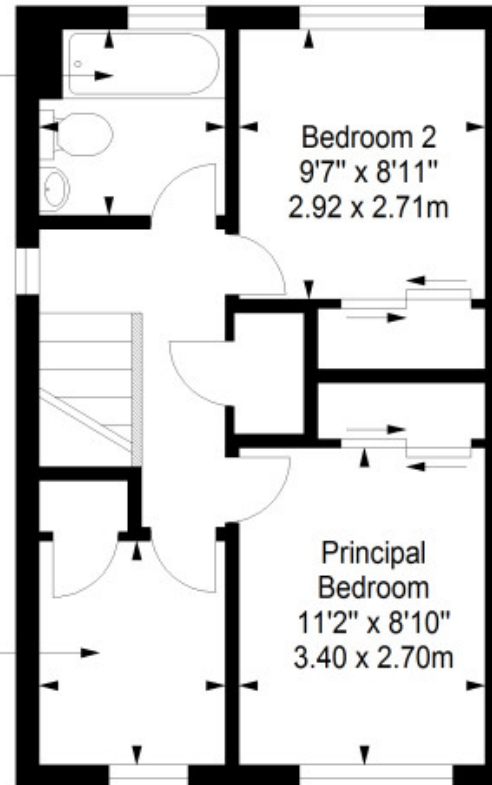


Bathroom
6'7" x 6'6"
2.00 x 1.99m

Bedroom 2
9'7" x 8'11"
2.92 x 2.71m

Single Bedroom
7'10" x 6'7"
2.40 x 2.00m

Principal Bedroom
11'2" x 8'10"
3.40 x 2.70m



Total area: approx. 79.3 sq. metres (853.6 sq. feet)



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BORDERS

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