

1 Muirpark Terrace Tranent, EH33 2AS

OFFERS OVER £215,000



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- Cleverly extended semi detached bungalow
- Hall, living/diningroom with sliding doors to the garden
- Fitted kitchen/diner with appliances
- Three double bedrooms, all with storage
- Modern shower room
- Private garden to front & rear, detached garage and driveway
- Gas central heating and double glazing
- EPC band D, Council tax band D

Description

This is a bright, cleverly extended semi detached bungalow (95m sq) located within this popular residential area situated close to Tranent's town centre. Benefitting from gas central heating and double glazing throughout, the accommodation comprises hall with storage cupboard containing the gas boiler, rear facing living/diningroom with sliding doors to the garden, fitted kitchen/diner with appliances included and door to garden, three double bedrooms, all with storage and finally a modern panelled shower room with two piece white suite and shower cabinet.





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 gated front garden with lawn, flower borders and a long gravel driveway which leads to the detached single garage with up and over front door, power and light and a door to the garden. The large fully enclosed rear garden has a paved patio, lawn, established flower borders, greenhouse and external power point.

Extras

All of the fitted floor coverings, blinds, electric cooker, automatic washing machine, dishwasher, some items of furniture and the greenhouse are included in the sale price.

Home Report

The property has been valued at £220,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone 0131 665 3131.





1 MUIRPARK TERRACE, TRANENT, EH33 2AS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,301 SQ FT / 120 SQ
 GARAGE 220 SQ FT / 20 SQ M

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

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