

COULTERS[©]



24 SANDEE

TRANENT, EAST LoTHIAN, EH33 2DT

 3 BED

 1 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

A well proportioned three bedroom end terraced home quietly situated within a popular residential development in Tranent.

The property benefits from a South West facing garden with patio area, artificial grass, shed and gate access to the front driveway.

The property comprises; a welcoming entrance hall with WC, dining kitchen, living room with direct access to rear garden, three bedrooms with fitted wardrobes, a family bathroom with three piece suite including shower over bath and a partially floored attic with Ramsay ladder.



KEY FEATURES



End Terraced family home



Three bedrooms with fitted wardrobes



Private rear garden



Driveway



Popular residential development



Close proximity to amenities





EXTRAS

All fixtures and fittings, shed and free standing washing machine and fridge freezer included in the sale.

There are annual fees for the care of the communal grounds payable to Green Belt Factors which are approximately £250.
car via the A1 and City Bypass

THE LOCAL AREA

Approximately ten miles east of Edinburgh Tranent is a bustling East Lothian town with a welcoming community. Surrounded by open countryside, Tranent is also close to some of East Lothian's best golf courses and beaches.

Indoor recreation is well provided for with a popular leisure centre housing a 25m swimming pool, health suite, state-of-the-art gym, fitness classes, and sports halls, and nearby Meadowmill Sports Centre has a gym and outdoor sports pitches.

Local schooling includes Sandersons Wynd Primary School, and it is in the catchment area for Ross High School.

There is a train station in nearby Prestonpans which offers regular services between Edinburgh and North Berwick and there is easy access to Edinburgh by car via the A1 and City Bypass

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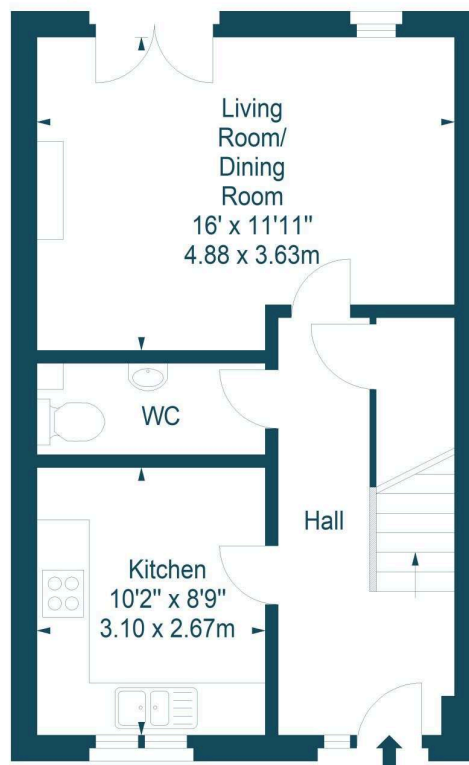


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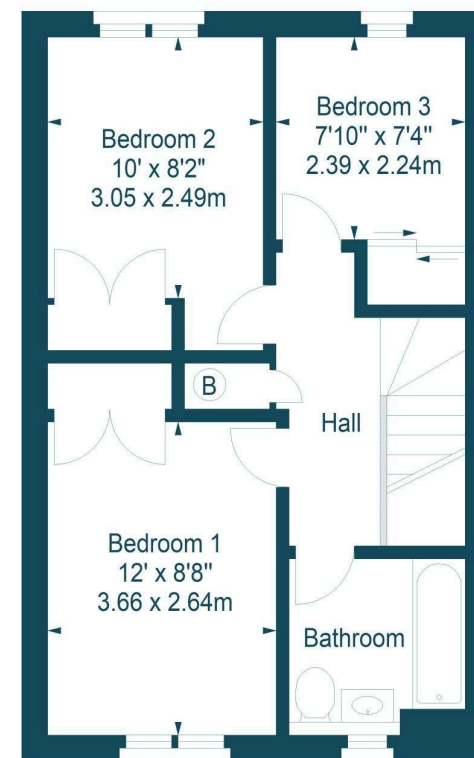
Sandee,
Tranent,
East Lothian, EH33 2DT



Approx. Gross Internal Area
856 Sq Ft - 79.52 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.