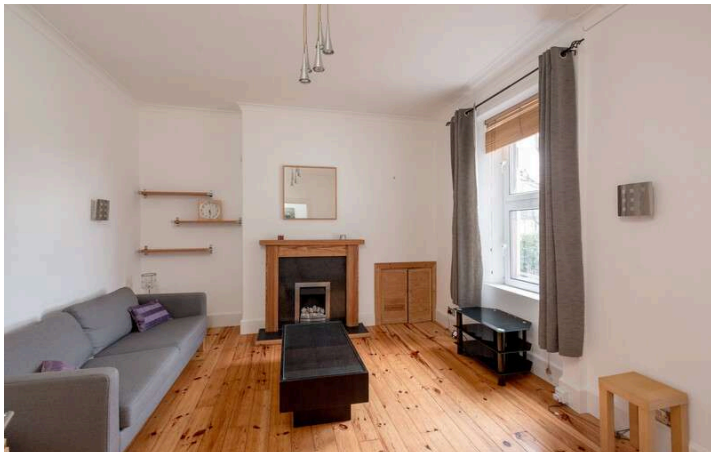
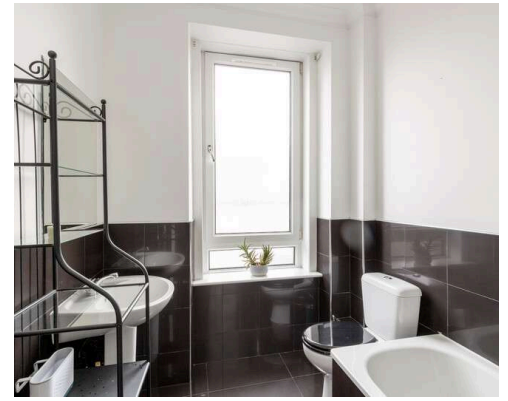
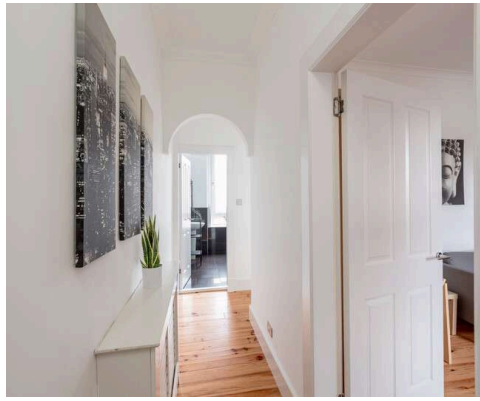


TRANENT
210 CHURCH STREET
EH33 1BL



EPC RATING: D

OFFERS OVER £110,000



BRIGHT, WELL MAINTAINED ONE BED UPPER VILLA WITH PRIVATE AREA OF GARDEN

Located on the outskirts of the popular town of Tranent, this superb flat would make a perfect home for a first time buyer or an excellent investment property. Ready to move into with contemporary kitchen & bathroom fittings and the added bonus of a private garden which now requires some upgrading. Walking distance to a wide range of local amenities and a short drive to Fort Kinnaird and its array of retail outlets. A bus stop nearby takes you straight into Edinburgh city centre and there is easy access onto the A1.

VIEWING

PROPERTY DESCRIPTION

- Communal hallway with access to rear gardens and stairs to first floor
- Inner hallway with radiator cover and access to the loft space housing the boiler
- Spacious living/dining room with window overlooking the garden areas, feature fireplace, shelving & meters cupboard, leading to
- Dual aspect galley kitchen with good range of wooden units and appliances
- Large bedroom to front with mirrored fitted wardrobes and further access to the loft space
- Modern bathroom with bath with mains shower over, sink, wc & heated towel rail
- Gas central heating and double glazed windows
- Private area of west facing garden now requiring updating, together with communal areas of garden ground
- On street parking
- Recent roof repair

AREA

Tranent is a thriving East Lothian, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of services & amenities including supermarkets (Asda & Aldi), banking, building society, postal services, restaurants & pubs. A wider range of retail stores & leisure facilities are available at nearby Fort Kinnaird. Schooling is well represented from nursery to senior level and Edinburgh College & Queen Margaret University are a short distance away. Surrounded by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime spot will undoubtedly appeal to a wide cross section of the public. An efficient public transport service is available very

close by, which operates to many parts of East Lothian, Edinburgh and further afield. The A1, City Bypass and main motorway networks are also within easy reach.

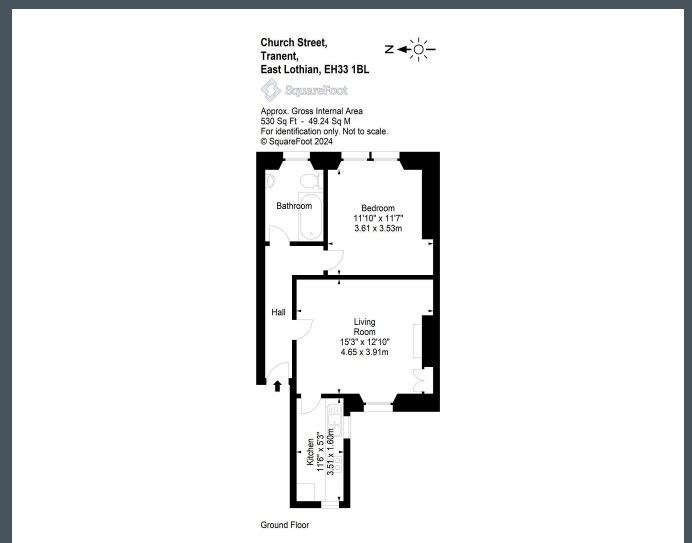
EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, freestanding fridge freezer & washing machine are included in the sale. Items of furniture available by separate negotiation.

HOME REPORT VALUATION

£120,000

Living/dining room	15'3 x 12'10 (4.65 x 3.91m)
Kitchen	11'6 x 5'3 (3.51 x 1.60m)
Bedroom	11'10 x 11'7 (3.61 x 3.53m)



Contact:

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F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

