



GILSON GRAY

LAW • PROPERTY • FINANCE

32 MORRISON AVENUE

Tranent, East Lothian, EH33 2AR



Offering an ideally proportioned home for first-time buyers, professionals, couples, young families, and rental investors alike, this two-bedroom main-door upper villa is tucked in a cul-de-sac within an established residential area of Tranent, close to the town centre. The villa offers a blank canvas for the new owner to put their own stamp on, and would benefit from a degree of cosmetic refurbishment. The property comes accompanied by a good-sized private garden and unrestricted on-street parking. Tranent is home to amenities such as shops (including two supermarkets), schools at primary and secondary levels, transport links, eateries and pubs, and green space. Extras: Integrated kitchen appliances comprising an oven, hob, and extractor fan, as well as a freestanding fridge/freezer, will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

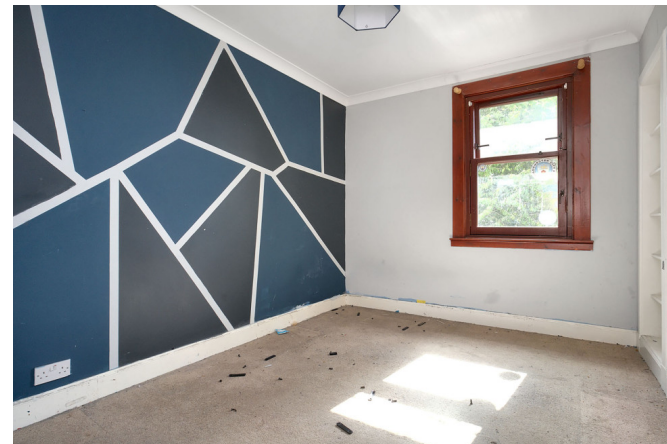


FEATURES

- Main-door upper villa in Tranent
- Sure to appeal to a wealth of buyers
- Blank canvas for the new owner to style to their own taste
- Private ground-floor entrance and first-floor hall
- Good-sized, west-facing living/dining room
- Bright fitted kitchen
- Two double bedrooms with built-in storage
- Three-piece bathroom with shower-over-bath
- Spacious, private rear garden
- Access to unrestricted on-street parking



"THIS TWO-BEDROOM HOME IN TRANENT IS SURE TO APPEAL TO A WIDE DEMOGRAPHIC AND LIES CLOSE TO AMENITIES."



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 01620 893 481



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

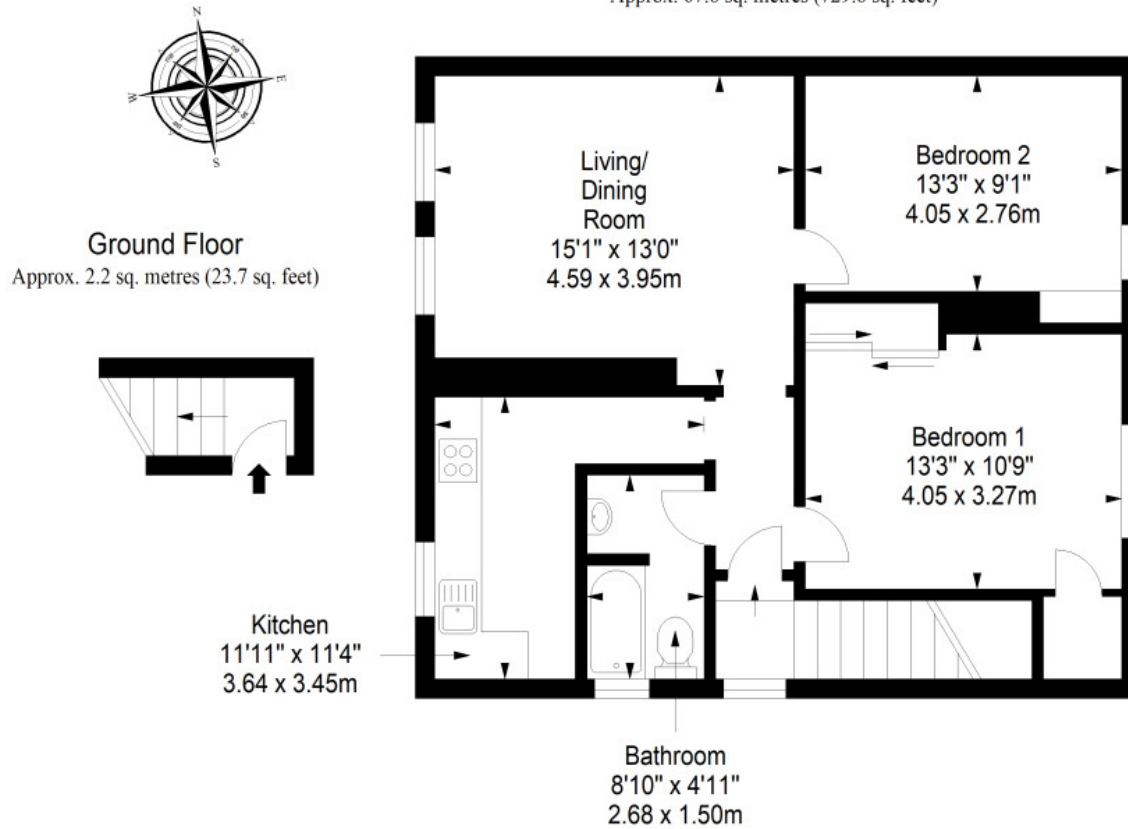
2 West Marketgait
DD1 1QN
01382 201 000

BORDERS

01890 880 008

First Floor

Approx. 67.8 sq. metres (729.8 sq. feet)



Total area: approx. 70.0 sq. metres (753.5 sq. feet)

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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.