



Location

This well presented two bedroomed mid terraced property is set in a quiet cul-de-sac within the popular East Lothian town of Tranent, only 10 miles from the City of Edinburgh.

The bustling High Street is with walking distance of the property and is home to a range of shops, banks, cafes, bars and restaurants. Further shopping facilities are available in the nearby town of Musselburgh and at the Fort Kinnaird retail complex in Newcraighall which provides a wealth of major services.

It is surrounded by open countryside with easy access to East Lothian's fine golf courses and spectacular coastline with its many beaches and coastal paths including the John Muir Way. There are also a range of leisure facilities and fine golf courses in the area.

Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hallway

Bright and spacious lounge with patio doors opening to rear garden and storage cupboard

Modern kitchen with built in oven and hob; these items are believed to be in good working order though their condition cannot be warranted

Two bedrooms

Family bathroom with shower over bath, WC and wash basin

Delightful rear garden with patio area and garden shed

Driveway to the front

Gas central heating

Double glazing

Features

- Quiet cul-de-sac
- Historic town setting
- Within easy reach of beaches and coastal paths
- Move in condition

Home Report

Please visit: www.allingham.co.uk or www.espc.com



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
55m²

