



76 John Crescent

TRANENT | EH33 2HW

Description

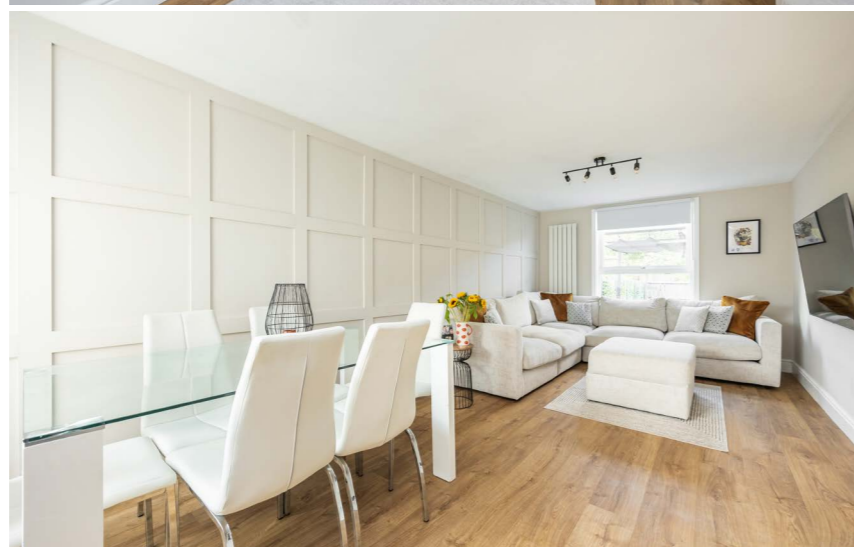
An excellent opportunity has arisen to acquire this immaculate and superbly presented 3-bedroom end terrace family home, situated in a peaceful cul-de-sac in yet well-connected and popular Tranent. The property has been finished to an exacting high standard and is offered to the market in true move-in condition. The accommodation briefly comprises a welcoming entrance hallway, a beautifully light and spacious dual aspect lounge/dining room, the sleek breakfasting kitchen is fitted with an abundance of contemporary base and wall mounted units and is complimented with a lovely worktop which incorporate the integrated oven, hob and hood, fridge freezer and washing machine and there is a useful downstairs WC. A carpeted staircase leads to the first-floor landing which gives access to three good sized bedrooms and the modern family bathroom with shower over the bath and glass screen. The property further benefits from gas central heating, double glazing and good storage facilities. Externally, the appealing home enjoys a fully enclosed, southwest-facing rear garden incorporating a decked area for outdoor dining, a paved path leads to the gate and there are sections of well-manicured lawn. There is ample unrestricted on-street parking is available on John Crescent & Kerr Road. This property truly showcases the perfect example of modern, functional family living and viewing is highly recommended to fully appreciate the size, standard and quality of property on offer.

Location

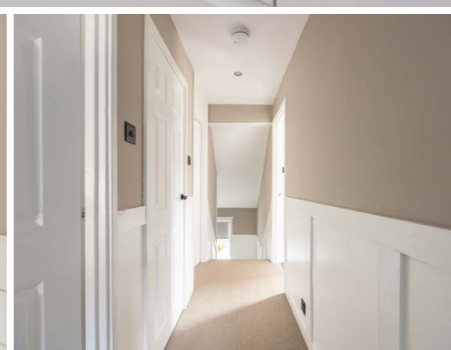
The property is located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area now boasts all manner of light industry, and consequently a wide range of services and amenities have been created. Shops, banking, building society and postal services are available. Schooling is well represented from nursery to senior level. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The city bypass and main motorway networks are also within easy reach.

Extras

All fitted floor coverings and integrated appliances in the kitchen.



“An immaculate and superbly presented 3-bedroom end terrace family home, situated in a peaceful cul-de-sac in yet well-connected and popular Tranent.”



Features

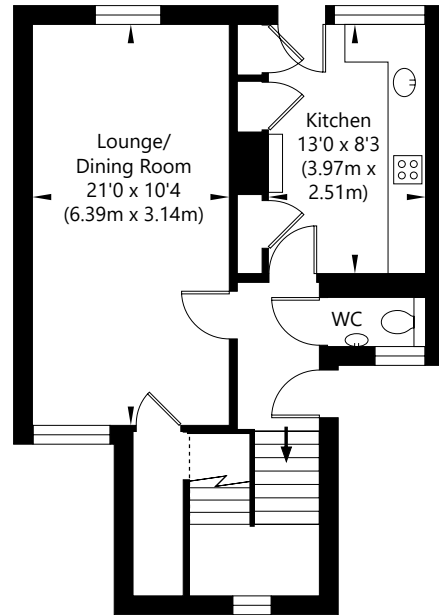
- Contemporary décor
- Move-in condition
- Entrance hallway
- Lounge/Dining room
- Kitchen
- Downstairs WC
- Upper landing
- 3 Bedrooms
- Bathroom with shower
- Double glazing
- Gas central heating
- Good storage facilities
- Private garden to the rear
- Unrestricted on street parking



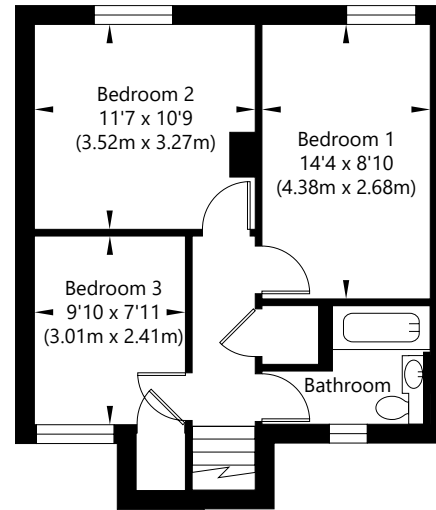
For price and viewing information please scan the QR code.
All our property home reports can be accessed instantly via www.espc.com.
This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.



Approx. Gross Internal Floor Area 87.64 Sq M / 944 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
 All measurements are approximate. Not to scale. For identification only.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.