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55 Winton Court

Tranent EH33 2PR

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Tucked away in a quiet cul-de-sac on the outskirts of popular Tranent. This delightful semi-detached house effortlessly combines comfort and style, making it perfect for families or first-time buyers seeking a tranquil lifestyle with easy access to local amenities or commuting to the city.

Positioned behind a low-maintenance front garden and a single driveway, the front door opens into a sunny entrance hall with a deep storage cupboard. A bright and airy dual-aspect living room, basks in sun throughout the day, where the open plan design seamlessly connects the living space to a dining area. In the dining area, sliding patio doors extend the space to the outside on those summer days. Conveniently positioned next door, is a well-appointed kitchen bathed in light from a window and a glazed back door to the garden. Fitted cabinets provide hidden storage and ample worktop space. Upstairs onto the airy landing, the property boasts two delightful double bedrooms (both with built-in storage), a generous third bedroom with a built-in cupboard, and a three-piece bathroom, featuring an over-bath shower. The landing also provides hatch access to the generous, partially floored loft.

Property Summary

- Quietly situated on the outskirts of Tranent
- Semi-detached house
- Dual aspect living room; open plan to dining area
- Fitted kitchen
- Two double bedrooms with built-in storage
- Third bedroom with built-in storage
- Three-piece bathroom
- Partially floored loft (boiler in loft)
- Gas central heating & double glazing
- South facing front garden & enclosed rear garden with patio area
- Driveway plus on-street parking
- EPC Rating - D | Council Tax Band - D

Home Report Value - £220,000







Lovely three
bedroom semi-
detached house
in quiet cul-de-
sac





Externally, the house benefits from an easily maintained outdoors spaces; a paved front garden and a fully enclosed rear garden, which includes a patio seating area and laid with easy maintenance, artificial grass. There is a large garden shed.

A driveway runs up side of the property

Extras: all fitted floor coverings, window furnishings, light fittings, gas hob, electric oven, chimney hood and garden shed, to be included in the sale.

Let us help you find your next
dream property!



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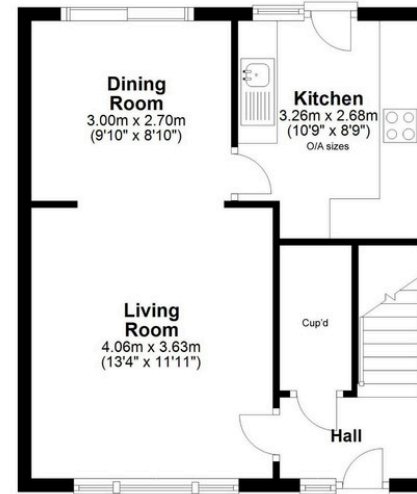
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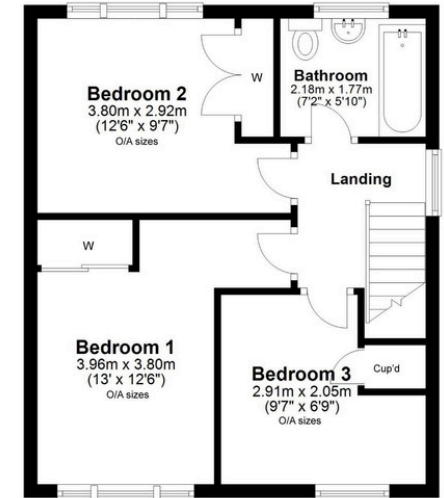
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total Area: approx. 80.7 sq.metres (868.2 sq. feet)



Ground Floor
Approx. 40.0 sq. metres (430.1 sq. feet)



First Floor
Approx. 40.7 sq. metres (438.1 sq. feet)



EAST LOTHIAN COASTLINE FROM TRANENT

Location

Tranent is one of the oldest towns in East Lothian. Popular with commuters due to easy access to the A1 and only approximately 13 miles from Edinburgh city centre. Excellent local amenities can be found on the high street, with more extensive shopping found at Fort Kinnaird Retail Park a 20 minute drive away. Surrounded by beautiful countryside and beaches, there are numerous leisure activities available; including golf, with the excellent Royal Musselburgh and the famous Muirfield. Tranent has a leisure centre with swimming pool. The Three Harbours Festival, is a two-week arts festival in early summer. The town has three primary schools and the secondary; Ross High School, with the independent Loretto's in Musselburgh. Excellent transport links, include regular bus services and Prestonpans train station (a 5minute drive).