



GILSON GRAY

LAW • PROPERTY • FINANCE

17 JOHN CRESCENT
Tranent, East Lothian, EH33 2HP



Set within an established residential development in Tranent, this two-bedroom terraced house enjoys spacious accommodation and stylish, modern interiors. The home boasts a spacious, double-aspect living and dining room with a fireplace and French doors to the west-facing rear garden, as well as an attractive kitchen with contemporary cabinets and high-quality appliances. The home further features a west-facing principal bedroom with a walk-in wardrobe, a versatile second double bedroom with a westerly aspect, and a bathroom with a shower-over-bath. Outside, the property benefits from off-street parking and an enclosed rear garden with a deck and shed for storage. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition. Please note: some of the images have been virtually staged to show furnished rooms.



FEATURES

- Mid-terrace house in Tranent
- Outstanding location near shops, parks and bus links
- Attractive, modern interiors
- Entrance hall with under-stair storage
- Generous west-facing living/dining room with fireplace
- Stylish fitted kitchen with rear garden access
- Carpeted main bedroom with walk-in wardrobe
- Versatile second bedroom with a westerly aspect
- Family bathroom with shower overhead
- Enclosed rear garden with a wooden deck
- Detached shed for storage
- Private external store
- Off-street parking
- Gas central heating and double glazing



"A TWO-BEDROOM
MID-TERRACE HOME
THAT IS SURE TO
APPEAL TO A WEALTH
OF BUYERS."



EPC RATING:

C

COUNCIL TAX BAND:

B

VIEWINGS

By appointment with Gilson Gray on 01620 893 481



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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

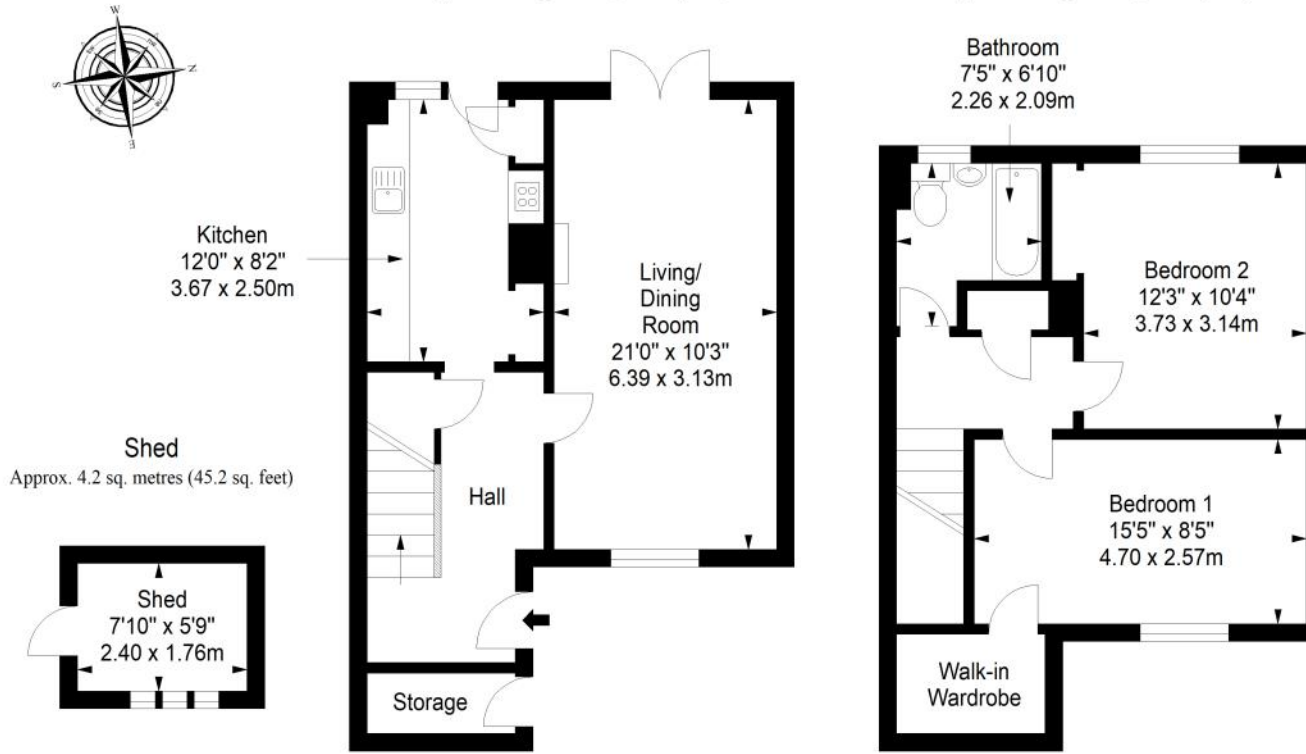


BORDERS

01890 880 008

Ground Floor
Approx. 42.2 sq. metres (454.2 sq. feet)

First Floor
Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 87.2 sq. metres (938.6 sq. feet)

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