



GILSON GRAY

LAW • PROPERTY • FINANCE

84 ELPHINSTONE ROAD

Tranent, East Lothian, EH33 2HH



Situated in popular Tranent, within commuting distance of the capital, this two/three-bedroom, one/two reception room mid-terrace house with versatile accommodation and stylish interiors is sure to appeal to various buyers. The home boasts a generous living room, a sunny dining room (currently used as a third bedroom) and a breakfasting kitchen with rear access. The residence also comes with a main bedroom with a study/dressing room and fitted wardrobes, a spacious second bedroom with a wardrobe and a contemporary family bathroom with a heated towel rail. Externally, the property benefits from on-street parking and an enclosed rear garden with outdoor seating space and two sheds 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.



FEATURES

- Mid-terrace house in Tranent
- Outstanding location near bus links, shops and green spaces
- Stylish, modern interiors throughout
- Hall with under-stair storage and WC
- Spacious living room
- Versatile sunny dining room/third bedroom
- Breakfasting kitchen with rear garden access
- Principal bedroom with study/dressing room
- Second bedroom with wardrobe
- Modern family bathroom
- Enclosed rear garden with outdoor seating
- Two detached sheds
- On-street parking
- Gas central heating and double-glazed windows\







"THIS WELL-PRESENTED
TWO/THREE-BEDROOM
HOME BOASTS GENEROUS,
FLEXIBLE ACCOMMODATION
AND ATTRACTIVE, MODERN
INTERIORS."





EPC RATING:

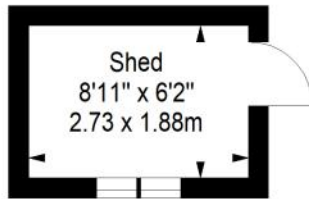


COUNCIL TAX BAND:

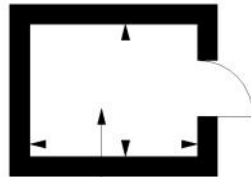


VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Shed
Approx. 5.1 sq. metres (54.9 sq. feet)



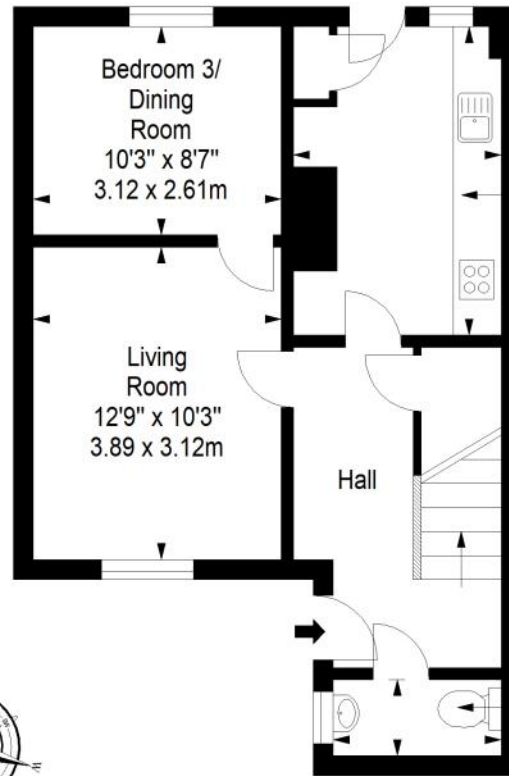
Shed
Approx. 3.5 sq. metres (37.7 sq. feet)



Shed
6'11" x 5'5"
2.10 x 1.65m



Ground Floor
Approx. 44.0 sq. metres (473.6 sq. feet)



Bedroom 3/
Dining Room
10'3" x 8'7"
3.12 x 2.61m

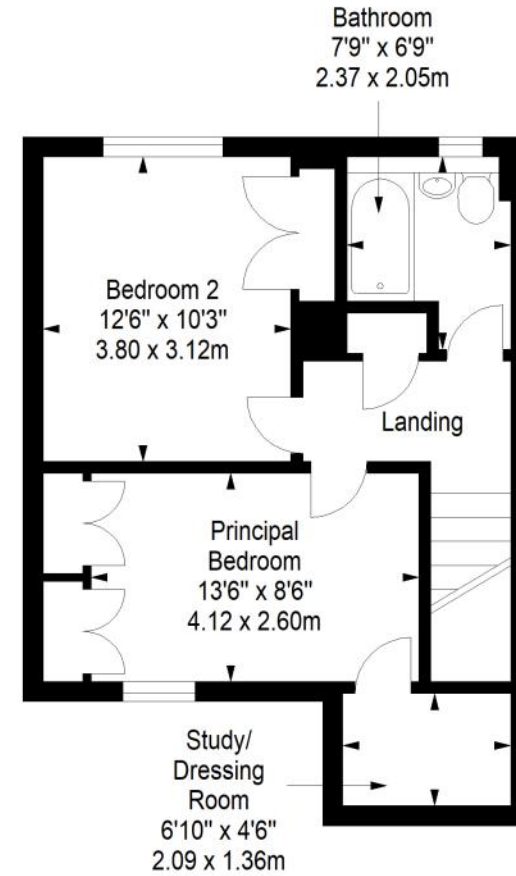
Living Room
12'9" x 10'3"
3.89 x 3.12m

Hall

Breakfasting
Kitchen
12'4" x 8'4"
3.77 x 2.54m

WC
6'11" x 3'1"
2.10 x 0.94m

First Floor
Approx. 41.5 sq. metres (446.7 sq. feet)



Bathroom
7'9" x 6'9"
2.37 x 2.05m

Bedroom 2
12'6" x 10'3"
3.80 x 3.12m

Landing

Principal
Bedroom
13'6" x 8'6"
4.12 x 2.60m

Study/
Dressing
Room
6'10" x 4'6"
2.09 x 1.36m

Total area: approx. 94.1 sq. metres (1012.9 sq. feet)



GILSONGRAY.CO.UK

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