



Particularly attractive lower villa

In a quiet sought after residential location

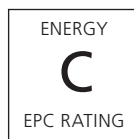
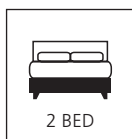


36 Ness Place

Tranent, East Lothian, EH33 2QP



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“...tranent is a very popular town located in the flourishing county of East Lothian, lying to the East of the City of Edinburgh...”





36 NESS PLACE

Tranent is a very popular town located in the flourishing county of East Lothian, lying to the East of the City of Edinburgh. Shopping is both convenient and extensive and you will find everything for all your daily requirements on Tranent's high street. Further shopping can be found in the nearby town of Musselburgh and at the extensive Fort Kinnaird retail park, both of which can be accessed quickly by car or public transport.

There is a reliable and frequent bus service within minutes of the property that will take you into Edinburgh city centre or alternatively to other parts of East Lothian. Furthermore, there is easy access to both Prestonpans and Wallyford railway stations, enabling easy access to the centre of Edinburgh in a

matter of minutes. Should exercise and fresh air be your thing, there is a wide range of walking routes and cycle paths both in and around Tranent, allowing you to sample the tranquillity of the East Lothian countryside. In addition, the world famous golf courses of Muirfield and Gullane are only a short twenty minute drive away, situated along the beautiful county coastal line. The town is situated in a good catchment area, with primary schools and also a high school situated just off the high street.

Children won't be short of activities either, with the Loch Centre providing ample fitness and sports classes, a crèche, dance studio, gym and swimming pool.

Lounge & Kitchen



We are delighted to bring to the market this particularly spacious lower villa in a sought after residential location. The property briefly comprises entrance hall with good storage cupboards, bright and airy lounge, fully fitted spacious kitchen, two large double bedrooms and a three piece bathroom with shower over bath.

Externally, there are private fully enclosed garden grounds to the rear along with a private parking space to the rear and more than adequate residential and visitor spaces to the front of the property. The property further benefits from gas central heating and double glazing window units throughout to ensure a cosy yet cost effective living environment.



"Externally, there are private fully enclosed garden grounds to the rear along with a private parking space to the rear and more than adequate residential and visitor spaces to the front of the property.."

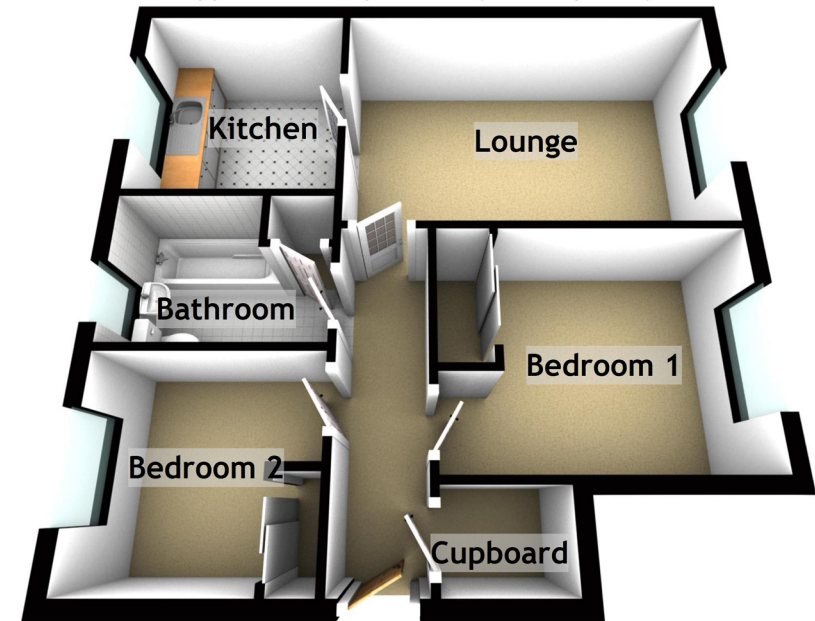


Bedrooms & Bathroom



Ground Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



SPECIFICATIONS

Approximate Dimensions

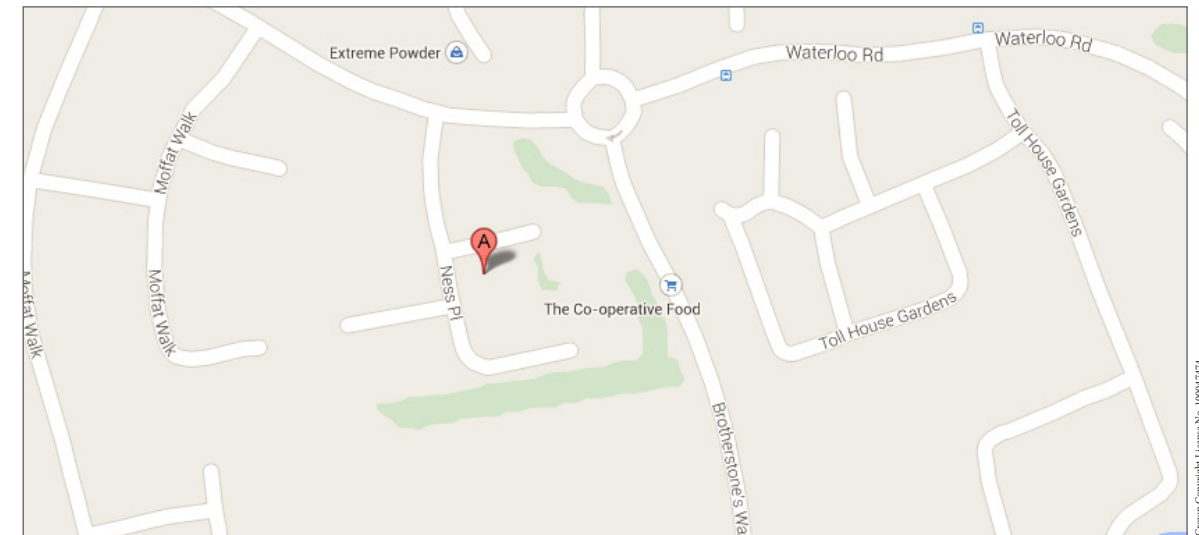
(Taken from the widest point)

Kitchen	2.59m (8'6") x 2.48m (8'2")	Bedroom 2	2.59m (8'6") x 2.48m (8'2")
Lounge	4.75m (15'7") x 3.07m (10'1")	Bathroom	2.55m (8'4") x 1.99m (6'6")
Bedroom 1	3.63m (11'11") x 2.82m (9'3")		

Extras

(Included in the sale)

Floor coverings, light fittings and blinds.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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