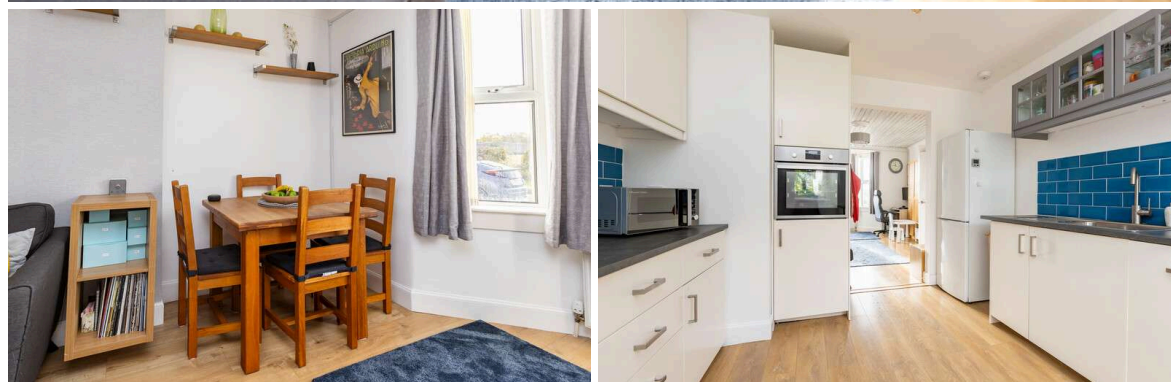




19 Lammermoor Terrace
TRANENT | EH33 1NJ


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19 Lammermoor Terrace

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Well presented two bedroom lower villa, enjoying its own main door access and benefiting from landscaped front and rear gardens, located in the popular East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The property is in move in condition and would make a lovely home within a popular residential area. The property comprises two well proportioned bedrooms both with built in storage, a spacious living room with attractive bay window and dining area, a fully fitted kitchen currently comprising an induction hob, oven and fan, dishwasher and access to the rear garden. There is also a utility room with the boiler, washing machine and tumble dryer. Completing the accommodation is the stylish bathroom with double waterfall shower over the bath and a heated towel rail. The property also benefits from gas central heating, double glazing, ample on street parking and has an attractive private back garden with a patio, lawn area with apple trees, flower beds, an outside tap and a shed.

- Entrance hall
- Two well proportioned bedrooms with built in storage
- Fully fitted kitchen with access out to the garden
- Bright and spacious living room
- Stylish Bathroom
- Double Glazing and Gas central heating
- Private landscaped garden

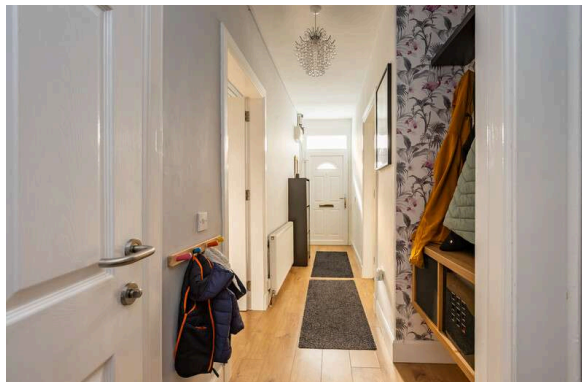
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

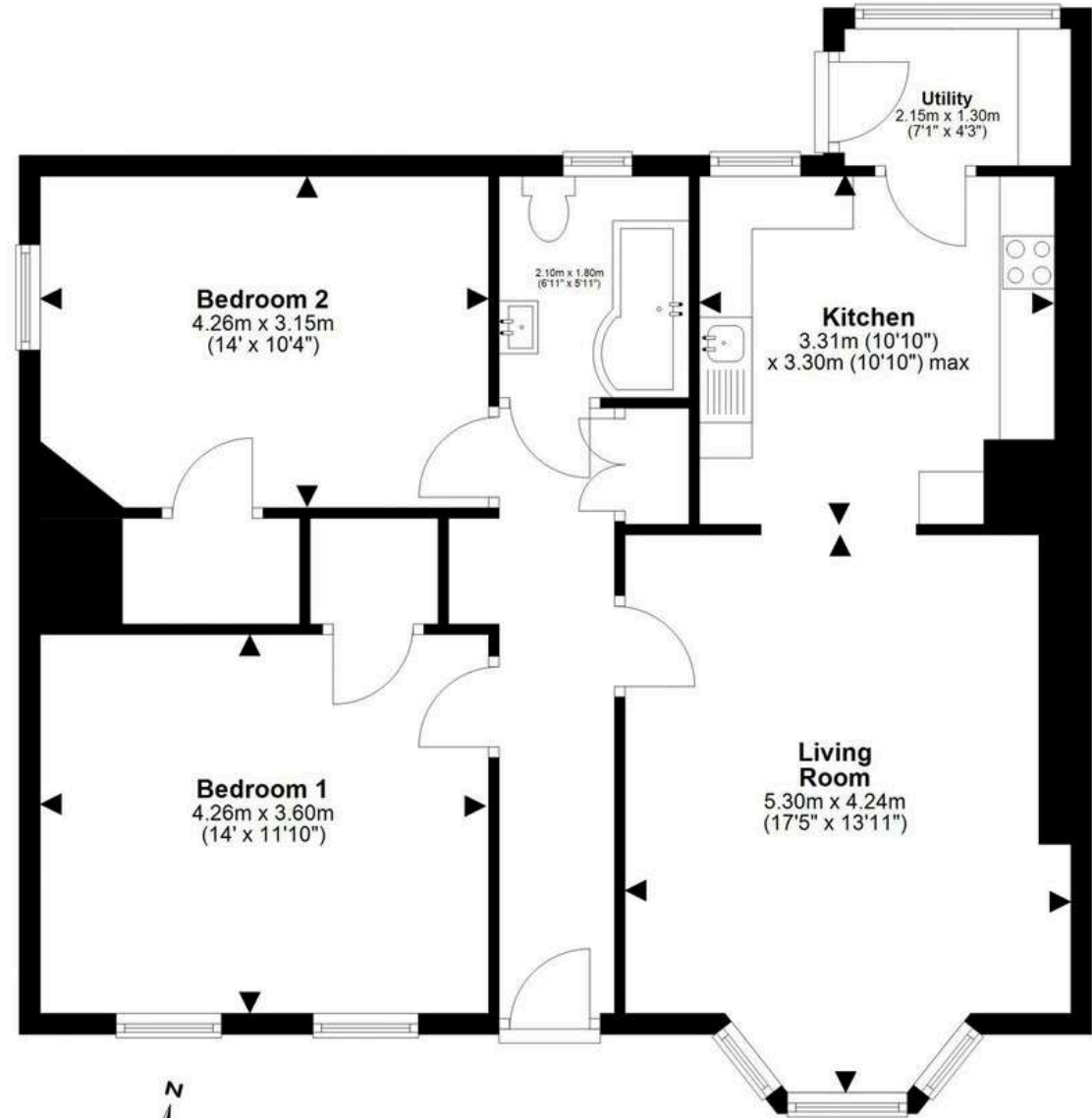


All integrated kitchen appliances, light fixtures and blinds are included in the sale

EPC Rating C

The subjects are 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.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.