



14

Bridge Street,
Tranent, East Lothian
EH33 1AG

FOR SALE

A FABULOUS TRADITIONAL DOUBLE UPPER VILLA,
OFFERING AN EXCEPTIONALLY SPACIOUS, VERSATILE
HOME, WITHIN A PRIME CENTRAL LOCATION.

Features.

- 🏠 Entrance Vestibule
- 🏠 Hall
- 🏠 Lounge
- 🍳 Kitchen/Dining room
- 🚿 Utility room
- 🛏 Four bedrooms
- 🚿 Bathroom
- 🚿 Shower room
- 🔥 Gas fired combination central heating
- 🔹 Double glazing
- 🚗 Large detached garage
- ☀ Mutual drying area



Property Summary.

The subjects comprise a fantastic traditional double upper villa which has been extended in the past to form a particularly spacious and versatile home laid over two floors.

Located in the heart of Tranent, this property commands a bright and open aspect to both the front and rear. On the first floor, an elegant Lounge with bay window commands a bright and open aspect, with a family sized Dining kitchen to the rear and useful utility room off. There are two bedrooms, one presently used an office and family bathroom.

Upstairs, are two further generous bedrooms and a family shower room. Of particular note is are the high ceilings, the exceptional storage accommodation and abundance of natural light this property commands.

A new gas fired combination central heating boiler serves panelled radiators throughout, complemented by double glazing, ensuring comfort and economy.

To the rear is a large mutual drying green, beyond which, is a private, large detached garage.

This fine double upper villa should not be missed, as it offers a substantial, versatile home with superb potential for any buyer wishing a spacious home of character.





Floor Plans.

For Illustrative purposes | Not to scale

Approximate Gross internal Area: 1178ft² / 109.44m²

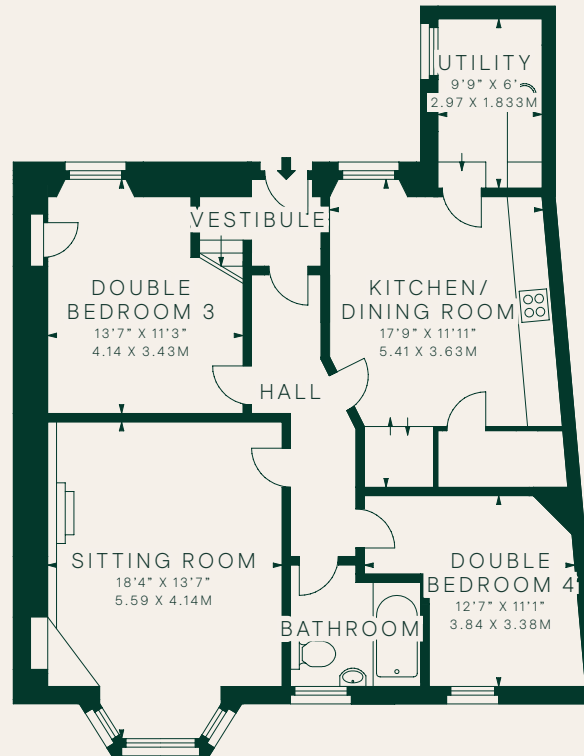
COUNCIL TAX BAND | C

ENTRY | **Negotiable**

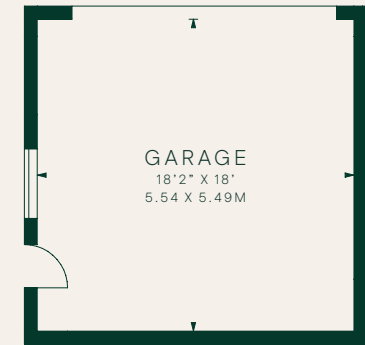
Extras.

All fitted carpets, blinds, light fittings, the electric stove fire, kitchen appliances and bedroom wardrobes. Other items may be available by separate negotiation.

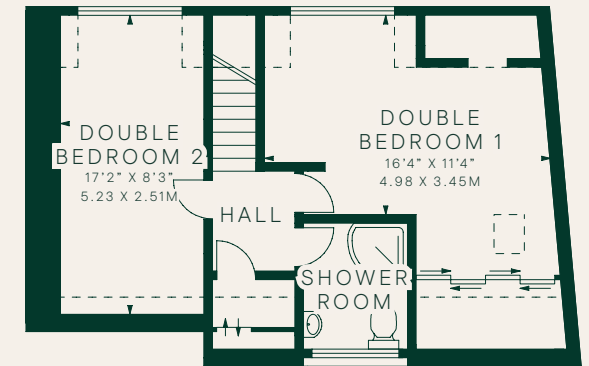
Please note the appliances will be sold as seen with no warranty or guarantees as to their working condition.



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

Location.

Tranent is a thriving market town forming part of the stunning East Lothian coastline which is highly regarded for its long sandy beaches, world famous golf courses, stunning open countryside, quaint villages and market towns.

A first class range of specialist shops are on hand including Asda and Aldi main stores. The city centre of Edinburgh is within easy reach by bus, car or commuter train, with the A1 motorway network also on hand.

Highly regarded schooling which ranges from nursery through to secondary are all within Tranent.

Contact.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

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