



19 Sandee,
Tranent, East Lothian, EH33 2DT



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Forming part of a modern development in the sought after East Lothian town of Tranent is this bright and spacious semi-detached house. With gas central heating and double glazed windows, the property has off street parking to the front and a lovely garden to the rear.

Available to purchase on a chain free basis, early viewing is highly recommended.

The accommodation includes an entrance hallway with storage cupboard and WC with window to the front. The good-sized lounge has an under stairs storage cupboard glass sliding doors lead to the rear garden. The kitchen is fitted with modern base and wall units with oven, hob and hood to remain. The upper landing has a window to the side and storage cupboard and there are three spacious bedrooms, two with wardrobes and one with en suite shower room. The bathroom has a window three piece white suite with shower over the bath and window to side.

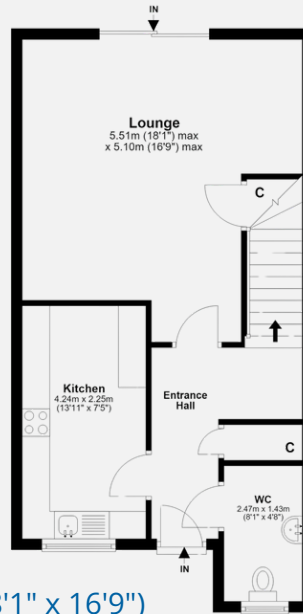
There is a factors arrangement in place with Greenbelt for the upkeep of the development with an annual payment of approximately £280.

Area Description

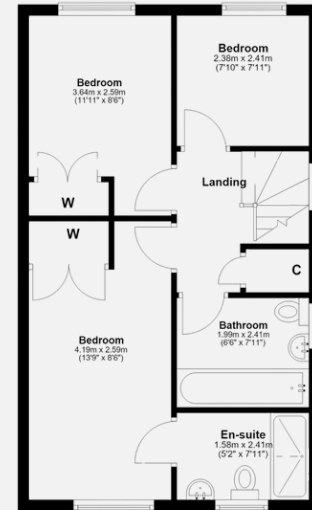
Tranent is a popular town situated on the A199 with excellent links onto the A1 and Edinburgh Bypass making this very accessible for the daily commuter. Tranent has a good range of amenities including shops, restaurants along with primary and secondary schools, leisure facilities and a swimming pool. Nearby Prestonpans and Wallyford both have railway stations whilst Musselburgh and Fort Kinnaird Retail Park provide additional shopping and eating choices.



Ground Floor



First Floor



Accommodation

Lounge:	5.5m x 5.1m (18'1" x 16'9")
Kitchen:	4.24m x 2.26m (13'11" x 7'5")
WC:	2.46m x 1.42m (8'1" x 4'8")
Bedroom 1:	4.2m x 2.6m (13'9" x 8'6")
En Suite Shower Room:	2.41m x 1.57m (7'11" x 5'2")
Bedroom 2:	3.63m x 2.6m (11'11" x 8'6")
Bedroom 3:	2.41m x 2.4m (7'11" x 7'10")
Bathroom:	2.41m x 1.98m (7'11" x 6'6")

Note

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 and no responsibility is taken for any error, omission, or misstatement. 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. **Made with Metropix copyright 2011.**

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