

OFFERS OVER £425,000

18 Forthview Walk
Tranent, EH33 1FE

drummondmiller
Solicitors & Estate Agents



- Modern detached villa on small estate
- Lounge with French doors to diningroom
- Modern Fitted kitchen breakfastroom, utilityroom, WC
- Master bedroom with en suite, 3 further bedrooms
- Stylish family shower room
- Private gardens to front and rear. Converted double garage with gym
- Gas central heating and double glazing
- EPC band C, Council tax band E

Description

This is a bright and spacious modern detached villa (122m sq) located on a generous plot within this small modern estate handily located for access to schools, town centre and A1. In true “move in” condition throughout, it benefits from gas central heating and double glazing and stunning views to the rear, across the Firth of Forth. The accommodation comprises an entrance vestibule, hall with storage, front facing lounge with French doors to diningroom which has patio doors to the garden, and a modern fitted kitchen breakfastroom with bay window, a handy utility room with door to the garden and a WC. Upstairs is the master bedroom with fitted wardrobes and en suite shower room with double length shower, three further bedrooms, all with fitted wardrobes and finally the stylish family shower room which is part tiled with a two piece white suite and double length glazed walk in shower.





Location

The expanding small town of Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with a choice of banks and ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail and leisure complex in Newcraighall which provides a wealth of major stores including Mark's and Spencer's. Excellent bus services operate to and from Tranent and fast main roads lead quickly to Edinburgh's City Centre, approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.

Gardens & Parking

There is a large front garden which is a poured and textured concrete driveway providing access to the double garage which has been converted to form a home gym with storage area to the front with twin up and over front doors. The fully enclosed rear garden is also laid to lawn with poured concrete patio, large wooden deck, hot tub, rotating garden sphere pod providing an outdoor garden room for up to 7 people seated.

Extras

All of the fitted floor coverings, blinds, curtains, rangemaster gas range style cooker, chimney style cooker hood, dishwasher, American style fridge/freezer, hot tub and wooden garden pod are included in the sale price.

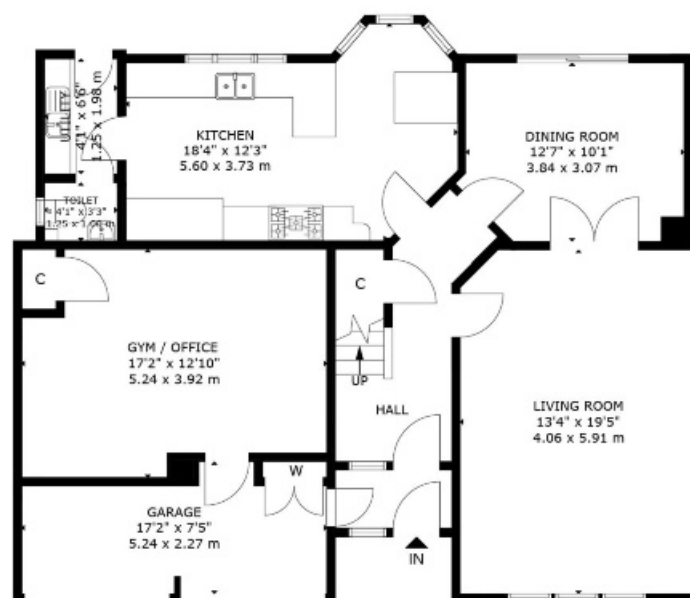
Home Report

The property has been valued by a surveyor at £430,000 and the Home Report is available via the ESPC link.

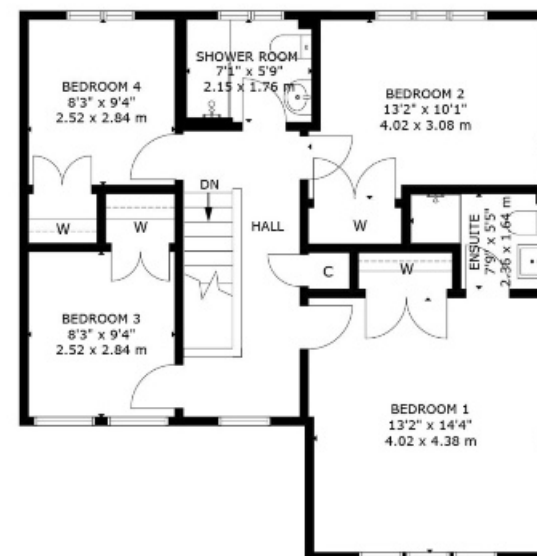
Viewing

By appointment telephone 0131 665 3131





GROUND FLOOR



FIRST FLOOR

18 FORTHVIEW WALK, TRANENT, EH33 1FE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,647 SQ FT / 153 SQ M
GARAGE 114 SQ FT / 11 SQ M

All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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