



24 Forester's View
TRANENT | EH33 1DE



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Warners are delighted to present this attractive and well-proportioned two-bedroom terraced villa, pleasantly situated within an established residential area of Tranent. Offering bright, comfortable accommodation over two levels together with private front and rear gardens, the property will appeal to first-time buyers, couples and young families alike. The accommodation opens into an entrance vestibule leading through to the spacious living/dining room. This generous reception space enjoys plenty of natural light and offers ample room for both comfortable seating and dining furniture, making it an excellent space for everyday living and entertaining. To the rear, the fitted kitchen offers a good range of wall and base cabinetry, generous worktop space and a tiled splashback, with a pleasant outlook over the rear garden. A useful rear hallway provides additional storage and access to a convenient ground floor WC, with a door leading directly outside. Upstairs, there are two particularly generous double bedrooms, both offering excellent space for freestanding furniture. The principal bedroom also benefits from built-in storage. Completing the accommodation is a bright shower room fitted with a modern three-piece suite including a walk-in style shower enclosure. Externally, the property enjoys private gardens to both the front and rear. The front garden has been designed for ease of maintenance, while the enclosed rear garden incorporates paved and gravelled areas together with a covered seating area, creating a sheltered spot for outdoor dining and relaxing. Further benefits include gas central heating, double glazing and excellent storage throughout. Early viewing is recommended to appreciate the generous proportions, practical layout and convenient location of this appealing home.

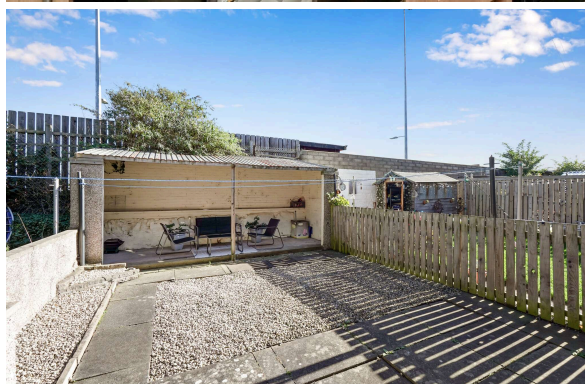
- Attractive two-bedroom terraced villa set in popular Tranent location
- Entrance vestibule
- Spacious living/dining room
- Fitted kitchen overlooking the rear garden
- Ground floor WC
- Two double bedrooms
- Modern shower room with walk-in style shower enclosure
- Low maintenance private front and rear gardens
- Gas central heating and double glazing
- Unrestricted street parking

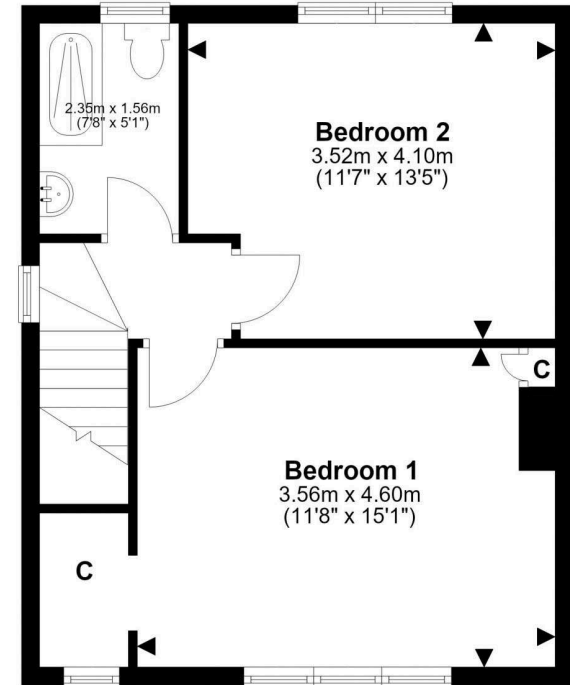
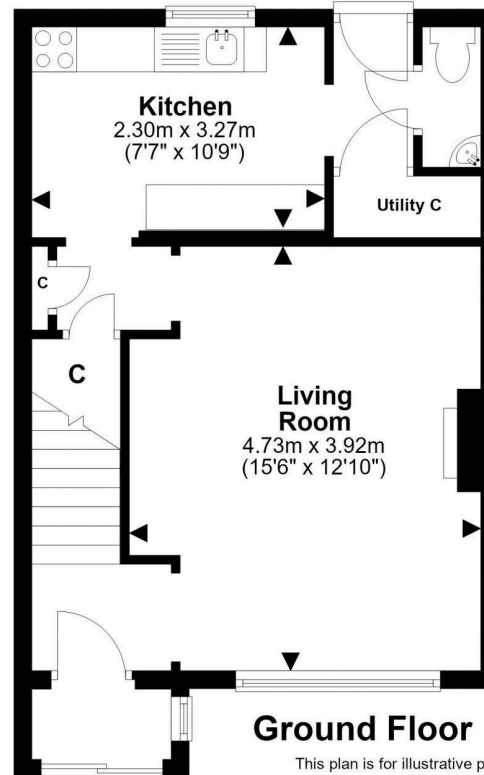
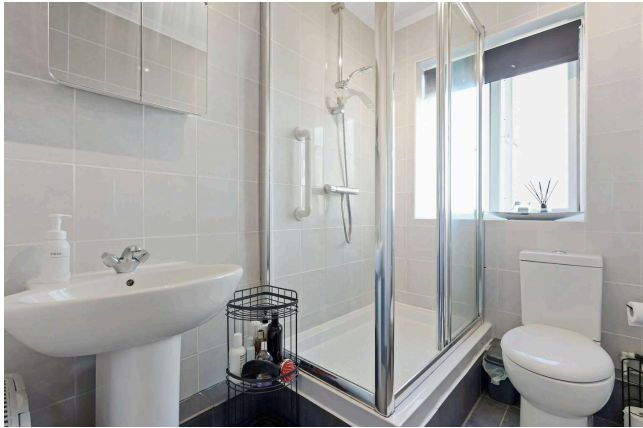
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances including fridge freezer & washing machine along with all blinds will be included in the sale of the property. Other items of furniture are available at request. EPC: C. CT: B.

The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. 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 A1, city bypass and main motorway networks are also within easy reach.





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

