

7 Somers Park

TRANENT, EAST LoTHIAN, EH33 2AF



WELL-PRESENTED MID-TERRACE HOUSE WITH
TWO DOUBLE BEDROOMS AND GARDEN



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Brought to the market in great condition throughout, this two-bedroom mid-terrace house on Somers Park offers an excellent opportunity for first-time buyers or those looking to upsize from a flat into a house of their own.

The property is entered through a vestibule, which leads into the living room. This is a comfortable and well-proportioned space, offering ample room for a full living room suite and providing a lovely setting for both relaxing and entertaining.





From here, the kitchen is fitted with a range of units offering ample countertop and cupboard space, along with a gas hob and oven. There is space for a freestanding washing machine and fridge freezer, and a handy under-stair storage cupboard provides additional practical storage. French doors open directly onto the rear garden, bringing in plenty of natural light and creating an easy flow between indoor and outdoor living.

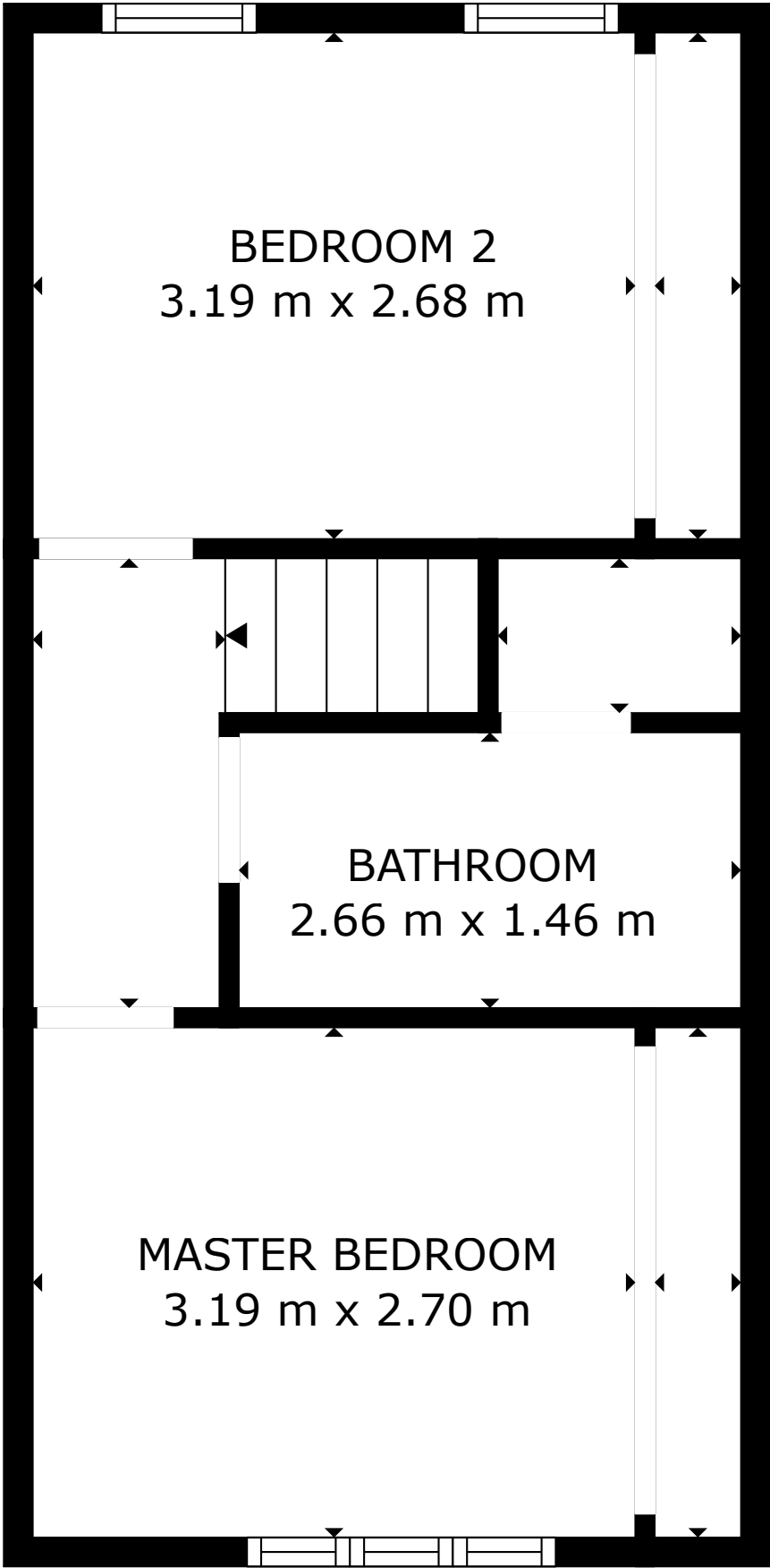
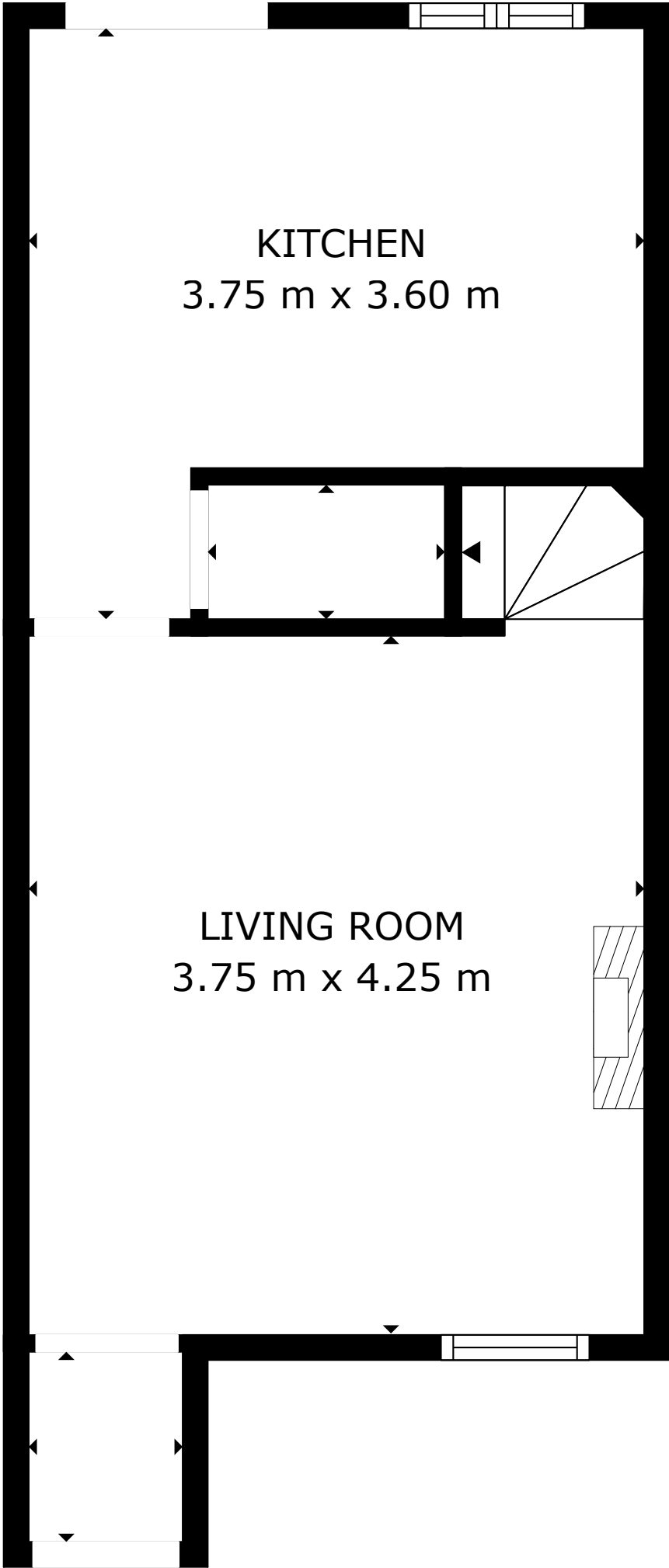


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On the upper level, there are two double bedrooms, both benefiting from large built-in wardrobes that offer generous storage while keeping the rooms open and uncluttered. The accommodation is completed by a family bathroom, fitted with a three-piece suite including a bath.





Gross internal floor area (m²): TBCm²
EPC Rating: TBC



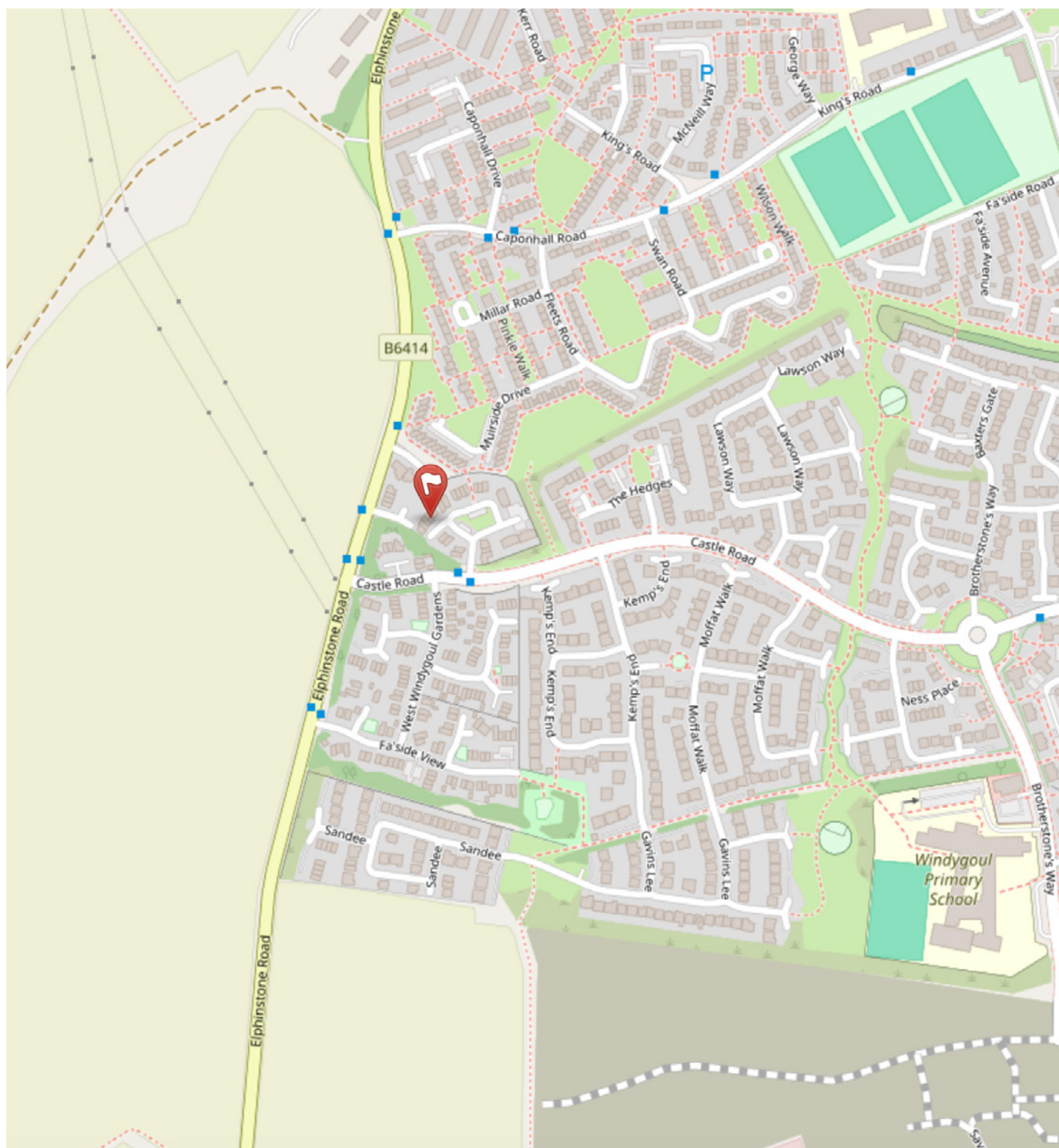
Externally, the low-maintenance rear garden features decking and flower beds, creating a pleasant space to enjoy the warmer months with minimal upkeep. To the front of the property, there is a further garden, and parking is available on the street along with private, allocated parking to the rear of the property with access via the garden.



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, ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail complex in Newcraighall which provides a wealth of major stores.

Tranent's popularity with commuters is in part due to excellent bus services operating to and from the City Centre and many surrounding areas along with a network of roads leading to the City Centre which is 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.



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