

**78 Elphinstone Road
Tranent, EH33 2HH**

OFFERS OVER £145,000



drummondmiller



- Bright, end terraced villa requiring modernisation
- Hall, living/diningroom
- Fitted kitchen with appliances
- Two double bedrooms, both with storage
- Bathroom
- Private garden to rear, external storage cupboard
- Electric heating and double glazing
- EPC band E, Council tax band B

Description

This is a bright end terraced villa (79m sq) located within this popular residential area situated close to Tranent's town centre. Now requiring modernisation and upgrading but benefitting from electric heating and double glazing. The accommodation comprises hall with under stair storage cupboard, dual aspect living/diningroom with an electric fire, fitted kitchen with appliances included and door to garden. Upstairs there is a generous front facing double bedroom with deep walk in storage cupboard, a rear facing second front facing double bedroom with mirror fronted fitted wardrobes and finally the a part tiled bathroom with three piece white suite.





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 and parking

The generous rear garden is fully enclosed and has a lawn, paved patio, a wooden shed and a gate to the rear lane. There is an external storage cupboard to the front of the property. There is ample unrestricted on street parking.

Extras

All of the fitted floor coverings, blinds, curtains, electric cooker, cooker hood, fridge, automatic washing machine and wooden shed are included in the sale price.

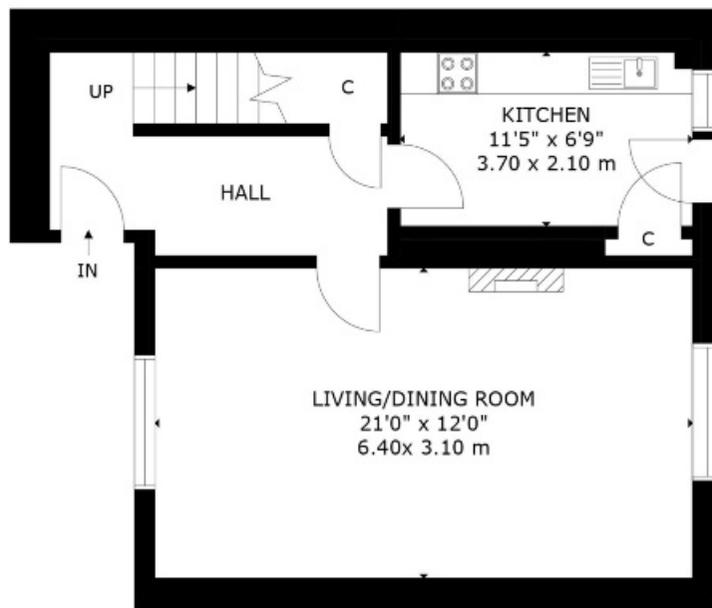
Home Report

The property has been valued at £150,000 and the Home Report is available via the ESPC link.

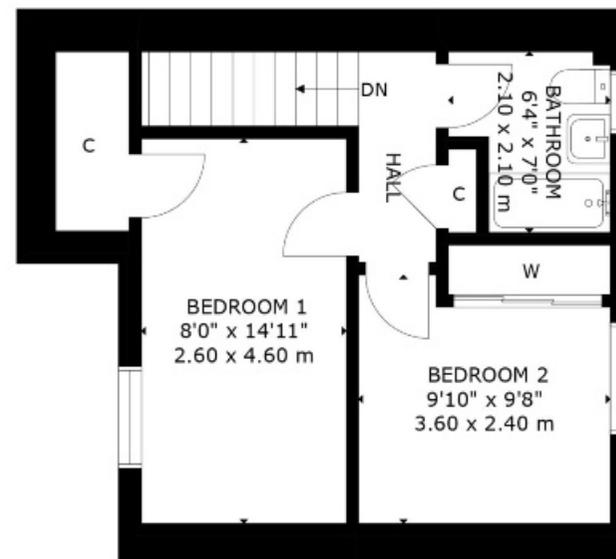
Viewing

By appointment telephone 0131 665 3131.





GROUND FLOOR



FIRST FLOOR

78 ELPHINSTONE RD TRANENT EH33 2HH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 814 SQ FT / 75 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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