



McKinnon Forbes
Estate Agents & Solicitors

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156 NORTHFIELD
TRANENT



"Bright & spacious double upper flatted villa with driveway and private garden"



156 NORTHFIELD, TRANENT, EH33 1HX

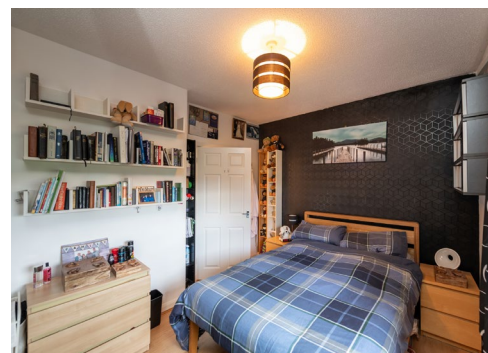
Bright and spacious double upper flatted villa with driveway and private garden, set in a lovely quiet cul de sac in the popular East Lothian town of Tranent, close to local amenities. The accommodation comprises: on the first floor: main door entrance leading to the stairs of the property, bright sitting room with feature fireplace, modern fitted kitchen with ample base and wall units (fridge, freezer, washing machine and dishwasher are being included however are without warranty), 2 double bedrooms, 1 with fitted wardrobes, good size fully tiled family bathroom/WC with mains shower over the bath, office/storage room with stairs leading to the upper floor with spacious master bedroom with en suite shower room/WC with power shower and fitted storage. The property benefits from gas central heating and double glazing and included in the purchase price are all fitted floor coverings, free standing wardrobe in bedroom 1, blinds and light fittings. To the front is a mono-blocked driveway providing off street parking for 2 cars, and to the rear is a private garden with shed included. This property will make a fabulous starter home for a first-time buyer or young family. Viewing highly recommended.





Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, various restaurants, pubs, a library plus the Aldi and Asda stores. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema, as well as several restaurants and coffee outlets. Primary and secondary schooling are both within easy reach within the town, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

“Situated in a quiet residential cul-de-sac within the popular East Lothian town of Tranent”





VIEWING

Please contact our Tranent Office on 01875 611211







CLOSING DATE FOR OFFERS

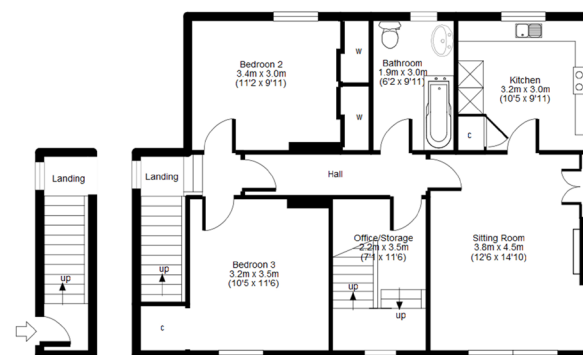
Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

ACCESS FOR SURVEYORS

Contact Selling Agents – 01875 611 211

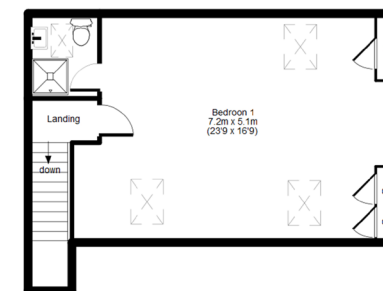
KEY FACTS

Bedrooms	3	
Reception Rooms	1	
Bathrooms	2	
Parking	Driveway	
EPC Rating	C	
Council Tax	B	



Ground Floor

First Floor



Second Floor

156 Northfield Tranent EH33 1HX

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

All services throughout the property are UNTESTED. Any purchaser must satisfy themselves with the condition of any central heating boilers, radiators, and all other installations. Every care has been taken in the preparation of these particulars. However, no warranty can be given for the accuracy of the details contained herein.

Whilst these particulars have been carefully prepared and are believed to be correct, they are not warranted and do not form part of any contract to follow here on. If any particulars aspect is of relevance to you please contact this office for verification particularly if you are travelling some distance to view.