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Coronation Court

Tranent
EH33 2GA







Superb opportunity to purchase a half share of this stylish and modern second floor flat. The flat is beautifully presented and forms part of a modern, factored development with secure entry system. The property is located in the popular town of Tranent.

The historic town of Tranent is located amid rolling countryside and enjoys access to many of East Lothian's superb beaches, easily reached by car. There is a good range of local shopping facilities on Tranent's High Street, schooling for all ages, and a wide range of leisure and recreational facilities including the Loch Centre with pool and gym. In addition there are supermarkets, a doctor's surgery, leisure centre, library, and post office also situated in the town centre. Immediately adjacent to the flat is a well-stocked convenience store which caters for everyday needs. Regular bus services provide quick access to Edinburgh City Centre.



Internally the flat is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale.

Externally there are well maintained communal garden grounds including bin and bike stores. Allocated private parking bay.

PROPERTY DETAILS

- Welcoming entrance hallway. Deep built in cupboard. Second built in cupboard.
- Bright and spacious Lounge / Dining Room with window to front. Space for dining table and chairs.
- Modern fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Plumbed for washing machine and space for fridge/freezer. Ample work surfaces with tiled splashback. Window to rear.
- Very large Double Bedroom with window to front. Built in wardrobe with hanging space and shelving.
- Second Double Bedroom with window to front. Built in wardrobe with hanging rail and shelf.
- Family Bathroom with white three piece suite comprising bath with shower above and shower screen, wash hand basin and WC. Frosted window to rear. Extractor.



Viewing by appointment on 0131 524 3800











EXTERNAL

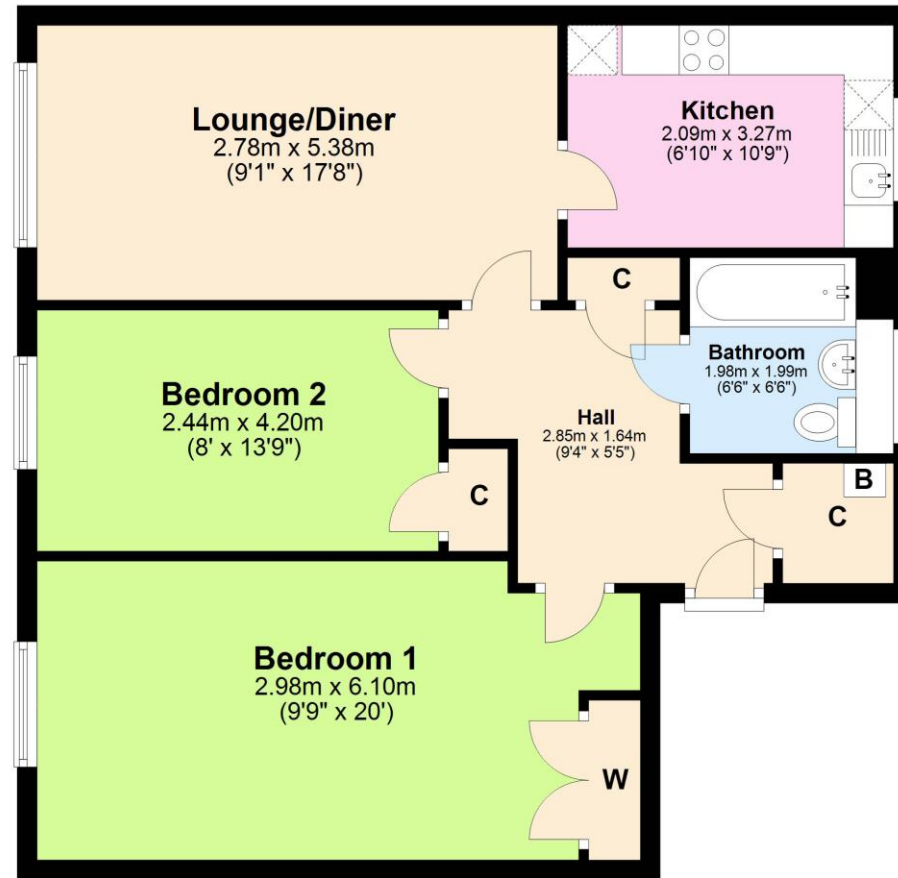
Well maintained communal garden grounds featuring a lawn to the front and drying green to the rear. Bin and bike stores.

Allocated private parking bay.

- Energy Efficiency Rating - B
- Council Tax Band - C

Top Floor

Approx. 66.0 sq. metres (710.6 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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