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50 Lammerview, Tranent, East Lothian, EH33 2BW

Light & Beautifully Presented, Two Bedroom, End-Terrace Home with Gardens & Driveway

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Property Description

Light and beautifully presented, two-bedroom, end-terrace villa, with private gardens and double driveway. Set on a corner plot in a quiet cul-de-sac, in an established residential area of Tranent, East Lothian.

Comprises an entrance hall, living room, dining room, kitchen, two double bedrooms, and a family bathroom.

Highlights include an exceptionally stylish fitted kitchen and bathroom; with contemporary lighting, flooring, and decor - ready-to-move-in. In addition, there is double glazing, gas central heating, excellent storage including a loft, and a garden shed with power and lighting.

Externally, there are lawns to the front and side with a paved patio and tall privacy hedging, whilst, a raised wood-decked patio is accessed from the dining room.

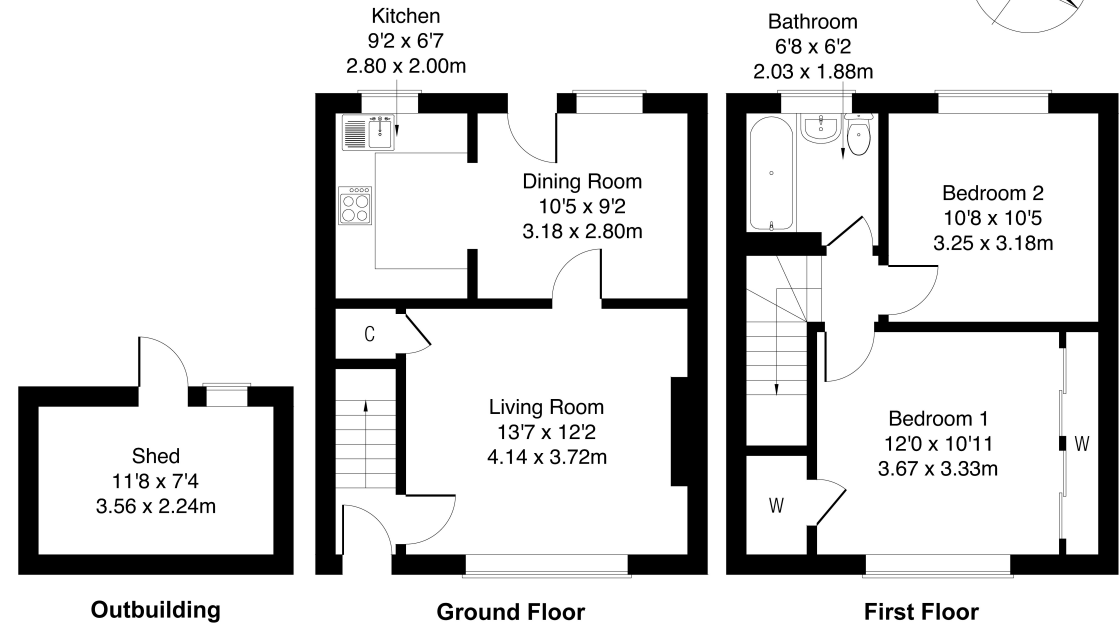
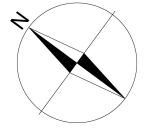
A welcoming entrance hall offers space for outerwear and affords access to the carpeted stairs leading to the upper hall and opens into the front-facing living room, finished in light decor and wood effect flooring. Set off the lounge, the dining room leads to the wood-decked patio and a stylish kitchen. Modern fitted units include marble effect worktops with matching upstands, a sink with a drainer, and an integrated oven and gas hob.

On the upper floor, bedroom one is set to the front, tastefully finished with light decor, wood effect flooring, a built-in wardrobe including mirrored doors, a further built-in wardrobe, and a wall-mount TV point, whilst, bedroom two is set to the rear, with plenty of space for freestanding furnishing. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, panelled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Tranent is a historic town in East Lothian, located just off the A1, and offers a mix of modern housing developments surrounding the old town centre with its traditional stone-built buildings. The vibrant centre has supermarkets including an ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office, whilst Fort Kinnaird and Straiton retail parks have an extensive range of major high-street names, restaurants and a multi-screen

cinema. Set amid rolling countryside, Tranent is well-placed for access to the East Lothian coastline and many superb beaches. Commuting into Edinburgh, there is direct access via the A1 to the city bypass and A199. There are also regular bus services available from the High Street, and train services from nearby Musselburgh, Wallyford, or Prestonpans.





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