



13 Fleets View Tranent

East Lothian, EH33 2QA

















Summary

This two-bedroom semi-detached bungalow benefits from tasteful modern interiors, private garage and driveway parking, and attractive low-maintenance gardens that are enclosed and south-facing to the rear, with a shed and summer house. The appealing property is quietly positioned on the rural fringes of Tranent, within walking distance of the town centre and just 30 minutes' drive from central Edinburgh.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Features

- Quiet setting within easy reach of amenities
- Modern semi-detached bungalow
- Entrance hall with storage
- Bright living room with access to:
- Tasteful well-appointed kitchen
- Two bedrooms (one with storage, one with garden access)
- Bright shower room
- Easy-upkeep gardens, enclosed and south-facing to the rear
- Summer house and shed
- Private driveway and detached single garage
- Gas central heating and double-glazing











Floorplan

Ground Floor Shed Garage Approx. 2.2 sq. metres (23.7 sq. feet) Approx. 16.4 sq. metres (176.5 sq. feet) Approx. 51.2 sq. metres (551.1 sq. feet) Bedroom 1 10'10" x 10'0" 5'11" x 3'11" 3.29 x 3.06m 1.80 x 1.20m 4.74 x 3.06m Garage 17'4" x 10'2" 5.29 x 3.11m Summer House Approx. 6.8 sq. metres (73.2 sq. feet) Redroom 2 11'1" x 7'6" 3.39 x 2.28m House 9'3" x 7'11" Kitchen Shower Room 2.83 x 2.42m 9'6" x 7'6" 6'4" x 5'9" 1.94 x 1.75m 2.90 x 2.29m Total area: approx. 76.6 sq. metres (824.5 sq. feet)

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