



41 Ness Place, Tranent, East Lothian, EH33 2QP

Light & Tastefully Presented, Two-Bedroom, Upper Villa with Garden & Allocated Parking Space

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Property Description

Light and tastefully presented, two-bedroom, upper villa, with a private garden and an allocated parking space. Set adjacent to a shared green, in a modern, maintained, family-orientated, residential development in Tranent, East Lothian.

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

Highlights include a modern fitted kitchen, with appliances, a generous bathroom suite, gas central heating and double glazing. In addition, there is contemporary flooring and lighting and good storage provision, including integrated wardrobes and a loft.

This popular development also includes open green spaces, unrestricted visitor parking, a supermarket and a primary school.

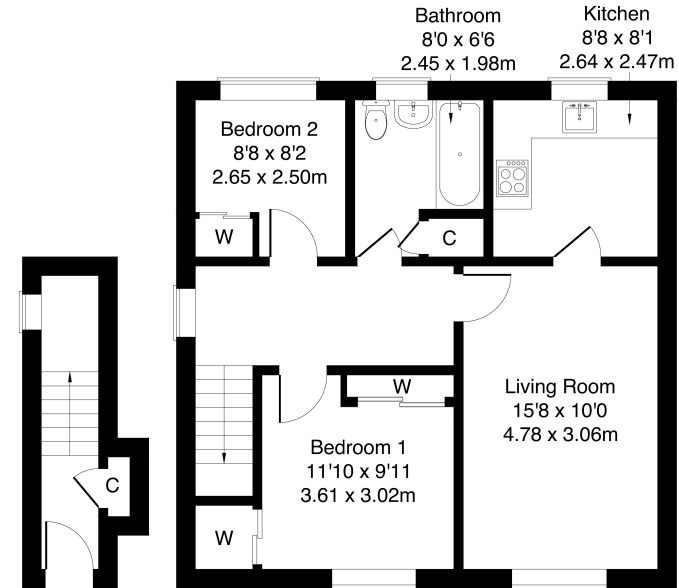
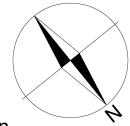
A welcoming entrance has a built-in storage cupboard, space for outerwear, and stairs leading to the upper hall, affording access throughout the property. Set to the front, a spacious living room features carpeted flooring, light decor, and a contemporary light fitting. Set off the lounge, to the rear, the kitchen is fitted with wall and base units, a tiled surround, and a sink with a drainer; with appliances including an integrated oven and gas hob; and a freestanding washing machine and fridge/freezer.

Bedroom one is set to the front, tastefully finished, with features including carpeted flooring, spotlighting, and two built-in wardrobes; whilst a further bedroom is set to the rear, similarly finished, with carpeted flooring, a central light fitting, and a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath, tiled splash walls, and a built-in storage cupboard.



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Approximate Gross Internal Area: 581sq ft - 54 sq m.)



Ground Floor

First Floor

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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