



25 Durie's Park, Elphinstone, Tranent, East Lothian, EH33 2LN

Beautifully Presented, Traditional, Two-Bedroom, Semi-Detached Villa

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Property Description

Beautifully presented, traditional, two-bedroom, semi-detached villa, with gardens and a double driveway. Set on a generous corner plot, located in the quiet, rural village of Elphinstone, East Lothian.

Comprises a vestibule, hallway, living room, kitchen, two double bedrooms and a bathroom.

Highlights include a high-quality fitted kitchen with real wood worktops and appliances, a modern bathroom, gas central heating and double glazing. In addition, there is hardwood flooring in the lounge, upgraded solid oak internal doors and contemporary lighting.

Externally, the highly maintained gardens include lawns, a tasteful mix of flowering plants and shrubbery, paved and wood-decked patios, and a large shed with power and lighting.

A bright vestibule and welcoming entrance hall lead into the home's tastefully presented reception space on the right. Filled with westerly light, the versatile living room offers a flexible floor plan for lounge furniture, with space for seated dining, if desired. Conveniently adjoining, a kitchen, with generous, built-in storage and garden access, is fitted with neutrally-toned units, solid wood worktops and a Belfast sink. Appliances include an integrated combi oven and microwave, a ceramic hob, a fridge/freezer, a dishwasher and a freestanding washing machine.

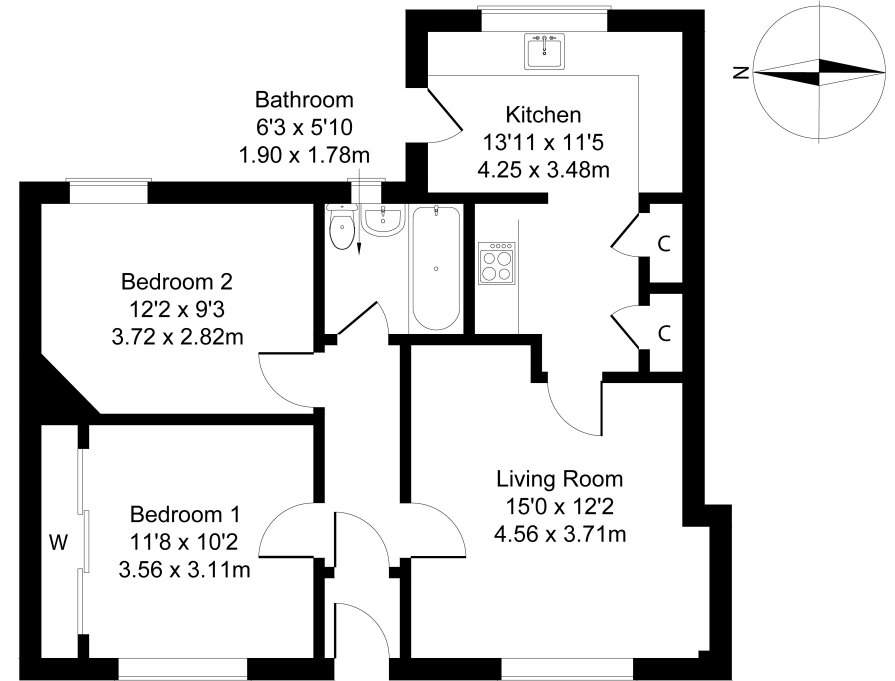
Set to either aspect, the home's two double bedrooms are bright and well-proportioned. The front-facing, main bedroom includes built-in wardrobe storage, whilst the second bedroom benefits from solid wood flooring and enjoys rear garden views.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, a chrome ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



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

Area Description

Elphinstone is a small, quiet village with an idyllic rural setting, providing a primary school, community centre, and newsagent. Close by to the north, the town of Tranent offers supermarkets including an ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and post office, whilst Fort Kinnaird retail park has an extensive range of major high-street names, restaurants and a multi-screen cinema. Set amid rolling

countryside, Elphinstone is well-placed for rural walks and access to the East Lothian coastline and its many superb beaches. Commuting into Edinburgh, there is direct access via the A1 to the city bypass and A199. There is a local bus service (110), with further services available from Tranent High Street, and train services from nearby Musselburgh, Wallyford, or Prestonpans.





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