



18 Sandee Tranent EH33 2DT

Semi-detached House

Lounge / Dining Room

Kitchen

Master Bedroom with Ensuite Shower Room

Two further Bedrooms

Family Bathroom

Cloakroom/WC

Gardens

Driveway

Offers over £240,000

Well presented three bedroom, two bathroom semi-detached house with garden situated in a popular area. Features a sunny, low maintenance fully enclosed garden.





## Location

Situated in the popular town of Tranent in East Lothian. The town has a well-established High Street that provides a wide selection of shops and amenities for everyday needs. A selection of superstores including many well-known High Street stores are located at the Fort Retail Park, which can be easily reached by car. Sporting and recreational facilities in the area include a wide choice of golf courses, a swimming pool and leisure centre. The property is ideal for those wishing to combine the advantages of living in a country town while still being convenient for commuting to Edinburgh. The City Bypass is easily accessed, with a frequent public transport system operating regular bus services to Edinburgh City Centre and surrounding towns. Rail travel to Edinburgh is also an easy option with local train stations at Newcraighall and Wallyford.

## General Information

A Home Report is available for this property. It can be downloaded from [espc.com](http://espc.com) or requested from Forsyth Solicitors.

The Home Report Valuation is £245,000.

The approximate size is 85m<sup>2</sup> and it was built in 2013. It is rated EPC C and Council Tax Band E.

The property has mains water, gas, electricity, broadband and phone. There is gas heating and double glazing.

## Viewing

Call 07757 970 850 or submit an ESPC Viewing Request (Mailbox monitored and viewings arranged at the weekend.)



## HALL

On the ground floor, doors lead into the lounge / dining room, the kitchen and the cloakroom. Upstairs doors lead into three bedrooms and the bathroom.

## LOUNGE / DINING ROOM

A bright and spacious L shaped room with sliding patio doors leading into the rear garden. Dining area. Cupboard.

## KITCHEN

Fitted kitchen of wall and base units with coordinated work-surfaces. Sink with mixer tap, gas hob and electric oven. Windows over front garden. Space for a table and chairs.

## CLOAKROOM/WC

On the ground floor with WC and wash hand basin.

## MASTER BEDROOM

Master bedroom with window over the front garden. Door leads into contemporary ensuite shower room, with shower unit, wash hand basin and WC. Fitted wardrobe.

## BEDROOM TWO

Double bedroom with window over the rear garden. Fitted wardrobe.

## BEDROOM THREE

Bedroom with window over the rear garden.

## BATHROOM

Stylish bathroom with bath with over-bath shower, wash hand basin and WC.

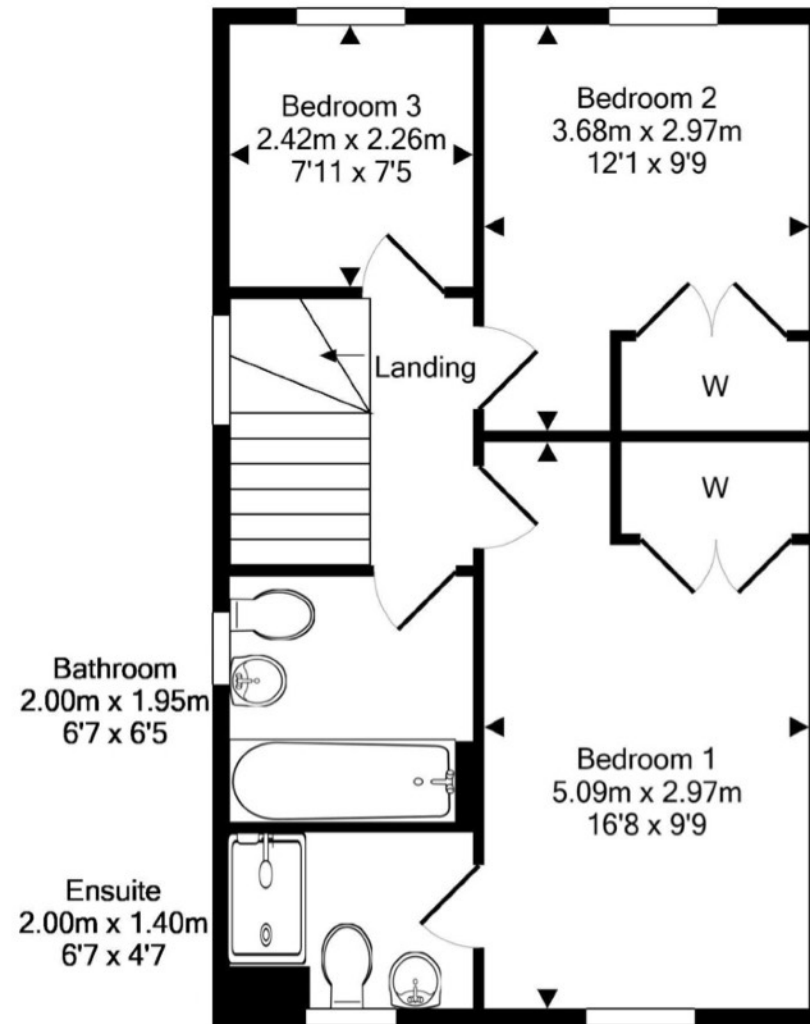
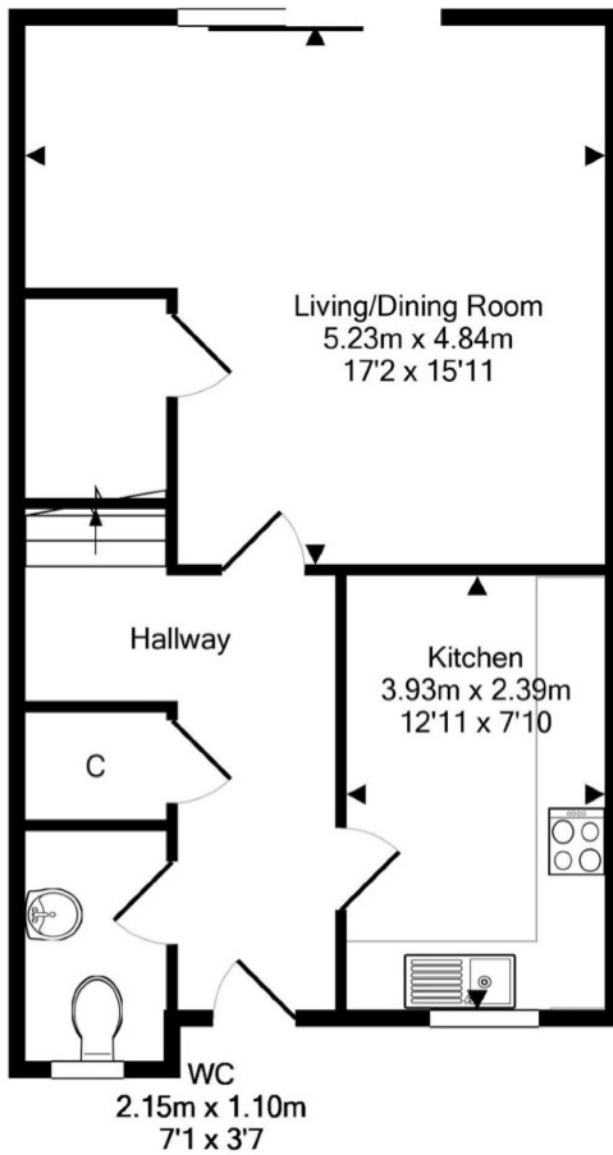
## EXTERIOR

The front garden is an area of garden and the driveway. To the rear is an a sunny, low maintenance fully enclosed garden and a patio area.













## Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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