




Solicitors & Estate Agents
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23 Moffat Walk
TRANENT, EH33 2QL

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Ideal for commuting into Edinburgh and surrounding areas, Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with a choice of banks, ample shops and amenities.

Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail complex in Newcraighall which provides a wealth of major stores. Tranent's popularity with commuters is in

part due to excellent bus services operating to and from the city centre and many surrounding areas along with a network of roads leading to the city centre which is approximately ten miles away.

Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town, there is a good range of schools for all ages and several leisure facilities including a 25m swimming pool at Loch Centre and Meadowmill Sports Centre within a five-minute drive also.

It should be noted that there are some excellent local schools just a short journey from the property.



23 MOFFAT WALK

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his beautiful four bedroom detached villa is situated around a quiet cul-de-sac within an exclusive estate that is made up of various modern style properties. The property on offer is in excellent condition and has been well cared for by the current owners. Each room is well-proportioned with gas central heating and double-glazed windows throughout. Externally the property has a monoblock driveway for a minimum of three cars to the front. The rear of the property has a sunny enclosed west facing garden that is well maintained with a paved patio area for outdoor entertaining and a raised platform with decorative chips and shrubbery.

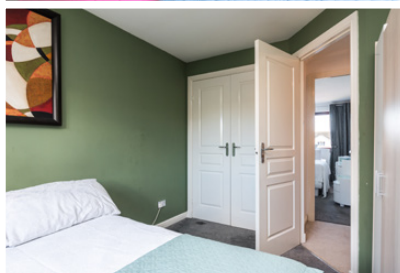
Internally the property has crisp interiors, comprising of a welcoming entrance hallway with hardwood flooring and a WC cloakroom. The comfortable lounge has a gas feature fire and a bay window to the front that provides natural light throughout. The separate dining room at the rear is ideal for formal entertaining with tiled floors and french doors providing access to the rear garden. The recently installed

modern kitchen includes plenty of high gloss wall and base units with appliances including an integrated microwave, gas hob, double oven and extractor hood, all of which is sure to appeal to an aspiring chef. Off the kitchen, there's a useful utility room with white goods, providing access to the rear and to the family room. The family room at the front of the property completes the ground floor, this fantastic space may also suit various professionals who require to study or work from home. The first floor is well laid out and boasts four good sized double bedrooms, all of which include handy built-in wardrobes. The master bedroom has a fully tiled en-suite shower room with vanity unit as a welcomed addition. The spacious family bathroom completes the accommodation with a white four-piece bathroom suite with a separate shower and vanity storage.

It is also worth noting, the property benefits from a partially floored attic with Ramsay ladder providing additional storage.

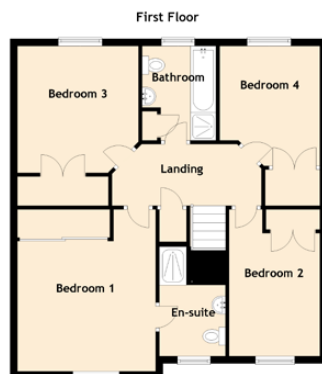
Early viewing is advisable as this well-maintained property is expected to be popular with a variety of buyers.





SPECIFICATIONS

FLOOR PLAN & LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.48m (14'8") x 3.81m (12'6")
Dining Room	3.83m (12'7") x 2.70m (8'10")
Kitchen	3.87m (12'8") x 2.70m (8'10")
Utility	2.73m (8'11") x 1.72m (5'8")
Office	5.24m (17'2") x 2.46m (8'1")
Bedroom 1	4.21m (13'10") x 3.81m (12'6")
En-suite	3.35m (11') x 1.82m (6')
Bedroom 2	3.95m (13') x 2.50m (8'2")
Bedroom 3	3.40m (11'2") x 3.06m (10')
Bedroom 4	3.30m (10'10") x 2.76m (9'1")
WC	1.90m (6'3") x 0.79m (2'7")
Bathroom	2.53m (8'4") x 2.36m (7'9")

Gross internal floor area (m²) : 139m² // EPC Rating : C

Extras (included in the sale)

All fixtures, fittings, floor coverings, shed, appliances. Other items by negotiation.
(All integrated white goods will be included in the sale however the owner will be taking the remaining white goods with them.)


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Available**

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