



RE/MAX PROPERTY



102 Elphinstone Road, Tranent, East Lothian, EH33 2HH

- *Fabulous Mid-Terraced Villa*
- *Perfectly Remodelled Internally*
 - *Large Lounge/Diner*
 - *Bespoke Kitchen*
- *2 Bedrooms & Box Space*
- *Luscious Shower Room*
- *Professionally Landscaped Garden*
- *Impeccably Styled Throughout*

****BEAUTIFULLY REMODELLED 2 BEDROOM MID-TERRACED HOME!!****

Niall McCabe and RE/MAX Property are delighted to offer to the market this fabulous 2-bedroom mid-terraced villa which is situated in the ever-popular Elphinstone Road, Tranent. The property is a very special place, complete with its crisp, contemporary lines and spacious room sizes – it really is in true ‘turn-key’ condition. The accommodation on offer has been fully re-modelled and comprises of a welcoming entrance hallway, lounge/diner, fully fitted kitchen, upper landing, 2 sized bedrooms, chic family shower room and private gardens.

Tranent is surrounded by open countryside and close to award-winning beaches and golf courses, It offers a terrific environment for families and is equally appealing to commuting professionals, seeking excellent connectivity to Edinburgh and beyond. There are a variety of amenities available locally including cafes, restaurants and big name supermarkets a short drive away. There is also schooling available locally at all levels with the local primary school being only a short walk away.

The home report can be downloaded from our website.

Tenure: Freehold

Council Tax Band: B

Factor Fee: N/A



Entrance Hallway

6' 8" x 4' 11" (2.02m x 1.50m)

Stepping in from the front garden the sunny hallway, which is immaculately presented and leads onto the rest of the home.

Lounge/Diner

20' 7" x 15' 5" (6.27m x 4.71m)

The lounge/diner is a truly magnificent space, which has been beautifully styled and designed with the modern family in mind. There are dual aspect windows overlooking the various aspects & in turn flood the room with an abundance of light & air. The flooring is chic Oak Herringbone, and the walls are finished in peaceful tones to compliment perfectly. This space allows a truly flexible floorspace for various furniture formations, and from here you enter the impeccable kitchen.



Kitchen

12' 2" x 6' 9" (3.72m x 2.05m)

Accessed via the lounge, here you enter the breath-taking kitchen. Which boasts several fantastic features such as bespoke white high gloss handle-less cabinetry with gorgeous worktops, a vast selection of integrated appliances, plus a large storage/pantry cupboard. There is also access onto the spacious rear garden.



Bedroom 1

12' 0" x 10' 2" (3.67m x 3.11m)

With a favourable sunny aspect, and large window overlooking the garden, which allows the natural light to flood the room, this double room enjoys a popular creamy finish, laminate flooring, radiator, central lighting and ample room for free standing bedroom furniture. There is also TV and network points, wall mounted radiator.

Bedroom 2

9' 10" x 8' 4" (3.00m x 2.53m)

This is a great sized bedroom which is decorated in neutral tones with a subtle feature wall, there is a large window overlooking the front of the property allowing a lot of light, flooring is stunning laminate, several powerpoints and offers ample space for several furniture configurations.

Family Bathroom

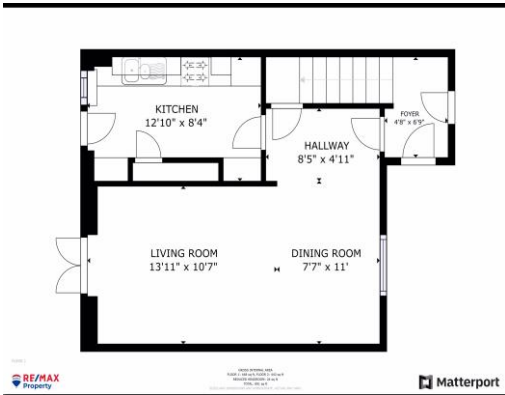
7' 10" x 7' 4" (2.38m x 2.24m)

Completing the accommodation is the spectacular three-piece family shower room, which is perfectly presented in lavish tones and features luxuriously tiled flooring and fully tiled walls, a double walk-in shower enclosure with power showerhead, wash basin – built into vanity, and WC. There is a spot lighting, large chrome radiator, tiled shelf and an extractor fan.



Exterior

Externally, the property enjoys an expansive garden which has been professionally landscaped & designed with easy maintenance in mind. There is pretty lawn section bordered by chipping, and a dual multi-tier patios – ideal for entertaining and socialising during those long summer months.



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Most energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100 A		85	82-100 A		83
81-91 B			71-81 B		
69-80 C			59-70 C		
55-68 D	67		48-58 D		
44-54 E			37-47 E		
35-43 F			27-36 F		
2-34 G			17-26 G		
Least energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2006/93/EC	

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