



## 16 Ross Crescent, Tranent, EH33 2BD

Fixed Price £95,000

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### Description

Attractive upper villa flat in good order in a quiet residential area and centrally located in the popular town of Tranent. The property has been well maintained and offers spacious and bright living accommodation with a pleasant outlook to both the front and the rear. Accommodation comprises entrance hall, lounge, kitchen (all appliances) two double bedroom and bathroom with shower. Gas central heating and Double glazed. Private rear garden. Good storage accommodation. All carpets included.

### Viewing

Thursday 6 -8 pm Sunday 2 - 4 pm or by appointment telephone 01875 611761

### Features

- Quiet residential area
- Close to local amenities
- Good order throughout
- Two double bedrooms
- Recently fitted kitchen with all appliances
- Double Glazed
- Gas central heating
- Private rear garden
- Good storage accommodation
- All carpets included

*– Where personal legal service is a tradition –*



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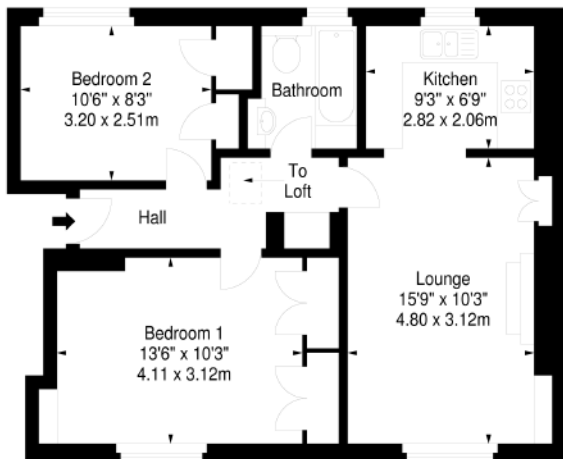


### Location

The property is located in the popular East Lothian town of Tranent which lies within easy commuting distance of Edinburgh. The town has excellent shopping facilities, schooling for all ages and within the immediate area there is a wide range of leisure and recreational facilities. An efficient public transport network is on hand which operates to many parts of East Lothian to Edinburgh and further afield. The city by-pass and main motorway networks are also within easy reach. East Lothian's beautiful countryside and fine coastline are both close at hand.



Ross Crescent, EH33 2BD  
Approx. Gross Internal Area  
624 Sq Ft - 57.97 Sq M



First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



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The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale. All measurements are approximate.

