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**7 POLSON GARDENS
TRANENT
EAST LoTHIAN**

This delightful linked detached bungalow forms part of a peaceful residential cul-de-sac situated on the outskirts of the popular East Lothian town of Tranent.

Reception hallway, lounge, dining room, conservatory, kitchen, two double bedrooms and shower room.

Gas central heating, double glazing, garage and enclosed garden.

Offers Over £150,000





GENERAL DESCRIPTION

This delightful linked detached bungalow forms part of a peaceful residential cul-de-sac situated on the outskirts of the popular East Lothian town of Tranent. The all on one level accommodation is well presented and has an internal layout comprising; a reception hallway which provides access to most rooms has cupboards off. The lounge is an attractive room with feature fire and patio doors overlooking and leading out onto the rear conservatory. The dining room is partially open plan to the lounge has window to the rear and door to the kitchen. The kitchen displays modern units which incorporate a number of extras with window and door to the garden. Both bedrooms are doubles with windows to the front and feature built-in wardrobes. Finally the former bathroom is now a modern shower room with window to the side of the property. The property's specification includes gas central heating and is fully double glazed. Externally there is a mainly paved fully enclosed south facing garden backing on and overlooking Polson Park. The garden also provides rear access to the garage which features two stores.





SITUATION

Tranent is a busy East Lothian town just off the A1, approximately ten miles from Edinburgh City Centre, easily accessible by car or regular bus services. The A1 and City Bypass are a short drive away, together with the Asda supermarket at the Jewel and the Fort Kinnaird Retail Park. The town of Tranent offers a wide range of local shops, supermarket, health centre, banks and building societies, post office and a library. The schools available in the area are highly regarded from nursery to senior level. Tranent is surrounded by open countryside, parkland, beaches and woodlands. There are many leisure facilities such as golf courses in the vicinity, Meadowmill Sports Centre and a swimming pool.

ACCOMMODATION

(All Sizes Approximate)

LOUNGE

13'9" x 12'3" 4.21m x 3.74m

DINING ROOM

11'9" x 9'11" 3.60m x 3.03m

CONSERVATORY

13'0" x 6'9" 3.98m x 2.08m

KITCHEN

10'11" x 8'10" 3.34m x 2.70m

BEDROOM 1

13'8" x 9'11" 4.16m x 3.04m

BEDROOM 2

13'5" x 8'8" 4.09m x 2.66m

SHOWER ROOM

8'5" x 6'3" 2.56m x 1.92m

GARAGE

8'5" x 6'3" 2.56m x 1.92m



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Schematic Diagram only - Not to scale

ENTRY

By Arrangement.

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £150,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



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