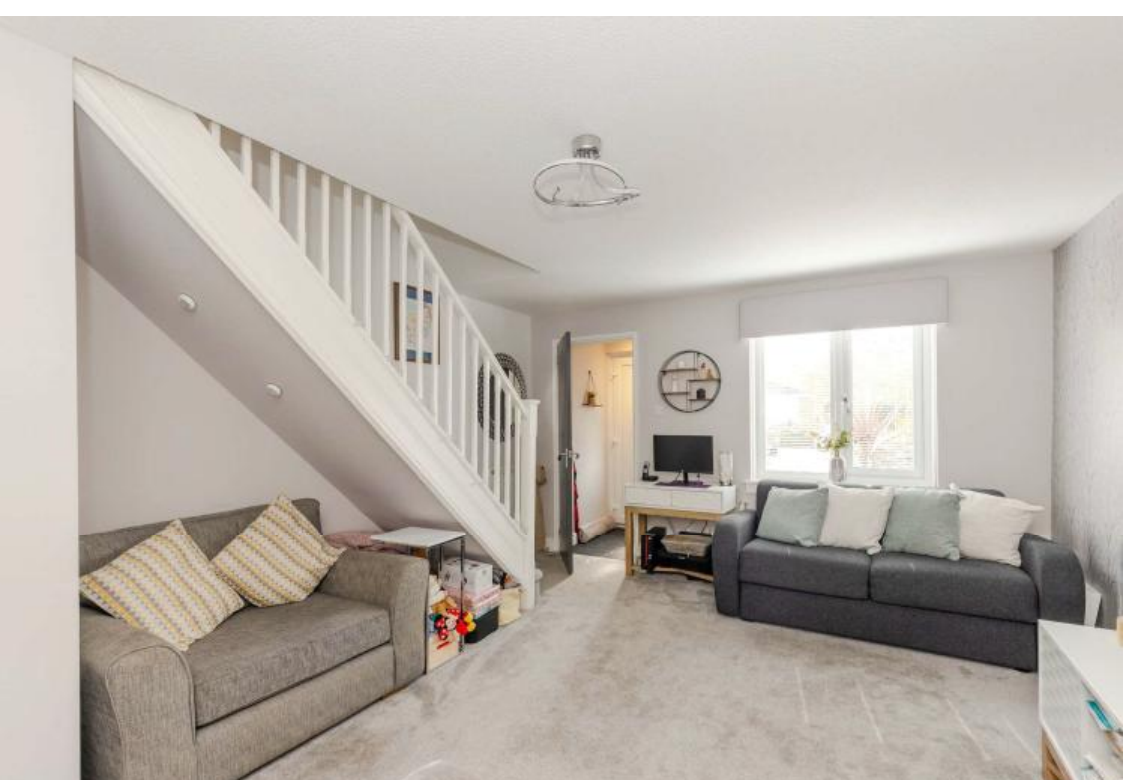




15 Somers Park, Tranent, EH33 2AF
OFFERS OVER £215,000



MONARCH
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Set in a quiet cul-de-sac of similar properties, this immaculate three-bedroom home with a bespoke summer house, offers superb accommodation on the outskirts of Tranent. Approached via a private double driveway, the front door opens into a welcoming vestibule that then leads into the spacious carpeted lounge. Finished in a calm colour palette of soft grey, the immediate feel is one of comfort and relaxation. With a south-facing aspect this living and reception area is light-filled and allows for a variety of furniture configurations to suit specific needs. From here, the adjoining rear kitchen enjoys a U-shaped layout to maximise upon the space. Natural tone shaker style wall and floor units complement white countertops and splashback to give a fresh and airy feel that is enhanced by the light streaming in from French doors out to the alfresco area and garden. Integrated appliances include an extractor hood, gas hob, oven, and a fridge/freezer, and there is a useful built-in cupboard.



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Returning to the lounge and carpeted stairs take you to the generous first floor. Here you find two bright and sizeable double bedrooms both finished with an appealing décor including plush carpeting and offering plentiful room for freestanding furnishings. These bedrooms share a contemporary shower room complete with a hidden cistern WC and washbasin.





When it comes to outside space, the landscaped rear garden is a tranquil place for friends and family to enjoy and comprises a small lawn, decking and decorative stones. At its heart is an enviable bespoke dual-aspect summer house currently utilised as a guest bedroom and home office. With power and a stylish interior, this is truly a wonderful addition to the property.



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Gas central heating and double glazing ensure optimum comfort and efficiency.



15 SOMERS PARK, TRANENT, EH13 2AF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 650 SQ FT / 59 SQ M
 SUMMER HOUSE 169 SQ FT / 13 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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The ancient East Lothian town of Tranent lies ten miles east of Edinburgh. A popular residential location it enjoys swift access to the picturesque countryside, stunning beaches, and renowned golf courses of this beautiful part of the country including those at Gullane and North Berwick. For local recreational pursuits, Meadowmill Sports Centre is home to a number of 2G and 3G sports pitches and a high performance gym whilst The Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, state-of-the-art gym, and children's play area. The bustling high street features an array of retailers for daily shopping needs, a library, popular restaurants and pubs, and a large Aldi and Asda. Nearby Fort Kinnaird Retail Park has an ODEON cinema, well-known shops such as Primark and TK Maxx, and casual dining options like Nando's and Pizza Express. There is schooling across both primary and secondary ages, and it is an ideal location for Queen Margaret University. Close to the A1 and the City Bypass, it offers swift access to Edinburgh city centre, and Prestonpans, Longniddry, and Wallyford Train Stations all provide regular services.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.