



RALPH SAYER
SOLICITORS & ESTATE AGENTS

6 Elphinstone Road

Tranent, East Lothian, EH33 2HR

6 Elphinstone Road

Set away from the road behind a large green, this three-bedroom mid-terrace house has a fantastic location on the rural edge of Tranent. It is close to the countryside, yet still within easy reach of all the town's amenities, schools, and transport links. Furthermore, the property is beautifully presented throughout, providing spacious interiors with modern decoration. It includes a quality kitchen and four-piece bathroom, as well as a fully-enclosed rear garden that has a low-maintenance design for summer dining, with the summerhouse and shed included in the sale price, as well as the outdoor storage cupboard.

Extras: all fitted floor and window coverings, light fittings (excluding the fittings in the lounge which will be removed prior to the date of entry, replaced with a flex and bulb), an electric cooker, dishwasher and a washing machine to be included in the sale, as well as the summerhouse, shed and outdoor storage cupboard.

Property Summary

- Bright and spacious mid-terrace house
- Situated in popular Tranent
- Attractive interior design throughout
- External storage by the front door
- Welcoming entrance hall
- Elegant, dual-aspect living/dining room
- Modern, on-trend breakfasting kitchen
- Two spacious double bedrooms
- Versatile single bedroom/home office
- Modern bathroom with a 4pc suite
- Carefully landscaped rear garden
- Charming summerhouse and a shed included
- Off-street residents' parking area
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C







Elegant, dual-aspect living/
dining room with a
modern, on-trend
breakfasting kitchen







Two spacious double bedrooms, a versatile single bedroom/home office and a modern bathroom





Let us help you find your next
dream property!



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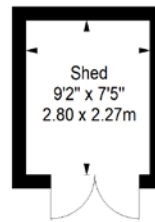
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

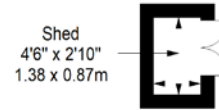
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

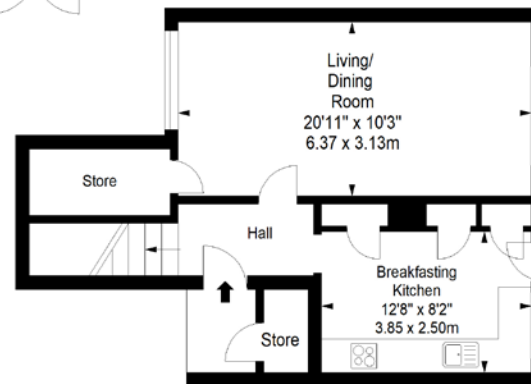
Shed
Approx. 6.3 sq. metres (67.8 sq. feet)



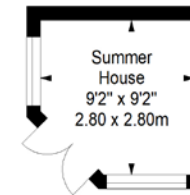
Shed
Approx. 1.2 sq. metres (12.9 sq. feet)



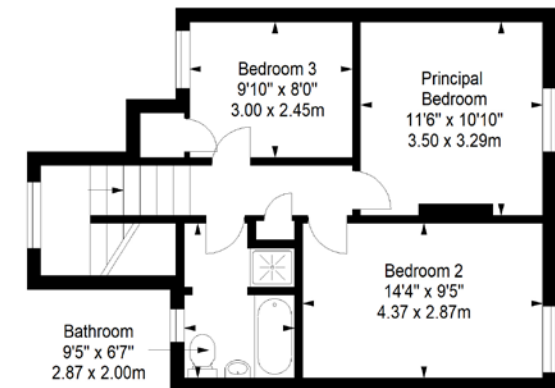
Ground Floor
Approx. 44.2 sq. metres (475.8 sq. feet)



Summer House
Approx. 7.2 sq. metres (77.5 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.5 sq. feet)



Total area: approx. 106.6 sq. metres (1147.5 sq. feet)