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31 Moffat Walk

Tranent, East Lothian, EH33 2QL

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This versatile family home offers its new owner either a three-bedroom, two reception room detached house or a four-bedroom, one reception room home. Enjoying modern interior décor and spacious accommodation, this beautifully presented home is sure to appeal to a variety of buyers. The home boasts a spacious living room and a stylish dining kitchen with a south-facing aspect, as well as a contemporary shower room. Furthermore, it benefits from an enclosed rear garden with outdoor seating, a double driveway, and easy access to excellent amenities.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Greenbelt are the Factors for the development with a monthly fee of approximately £25/pcm, which includes the maintenance for the communal areas with grass cutting and the play park.

Property Summary

- Appealing detached house
- Established residential setting in Tranent
- Modern interiors throughout
- Welcoming Entrance hall
- Generous living room
- Attractive dining kitchen and utility room with WC
- Principal bedroom with en-suite and wardrobes
- Two further bedrooms with storage
- Versatile family room/double bedroom
- Modern shower room with heated towel rail
- Private rear garden with shed
- Private driveway parking
- GCH and double glazing
- EPC Rating - C | Council Tax Band - F
- Home Report Value - £315,000







An immaculate four-bedroom detached house with modern interiors and light-filled accommodation







A large, fully enclosed rear garden with outdoor seating space





Let us help you find your next
dream property!



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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.

