

FOR SALE

McIntyres
Solicitors and Estate Agents

158 Portobello High Street
Edinburgh, EH15 1AH

Tel: 0131 669 7218

Fax: 0131 669 8352

e-mail:

Property@mcintyresproperty.co.uk

web:

www.mcintyresproperty.co.uk

TRANENT

53 KEMPS END

FIXED PRICE £310,000



MOST IMPRESSIVE AND VERY SPACIOUS DETACHED VILLA
LOCATED WITHIN A PRESTIGIOUS RESIDENTIAL ESTATE

BEAUTIFULLY PRESENTED AND IN EXCELLENT ORDER THROUGHOUT
OFFERING A DELIGHTFUL FAMILY HOME IN WALK-IN CONDITION

ACCOMMODATION COMPRISES: -

VESTIBULE: HALLWAY: LOUNGE WITH BOXED BAY WINDOW: DININGROOM
MODERN FITTED BREAKFASTING KITCHEN WITH INTERGRATED APPLIANCES
UTILITY ROOM: FAMILY ROOM WITH FRENCH DOORS TO GARDEN
DOWNSTAIRS TOILET: LARGE LANDING WITH ACCESS TO FLOORED ATTIC
MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE BATHROOM
4 FURTHER DOUBLE BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM)
FAMILY BATHROOM: FITTED CARPETS: WINDOW BLINDS
GAS CENTRAL HEATING: DOUBLE-GLAZING
GOOD-SIZED MONO-BLOCK DRIVE: DOUBLE GARAGE
FULLY ENCLOSED REAR GARDEN WITH WELL DESIGNED PATIO AREA

OWNERS: JONES

VIEWING: FOR AN APPOINTMENT CONTACT THE OWNER 0781 691 2623
ALTERNATIVELY CONTACT SELLING AGENT ON 0131 669 7218

GENERAL

This most attractive and very spacious detached villa forms part of the prestigious "Meadow Parks" residential development which was completed in 2005 by the Walker Group. The estate is made up of stylish properties, which have proved popular with the residential purchaser.

Internally the property is beautifully presented, in excellent order throughout and offers a good-sized family home in walk-in condition. There is gas central heating, double-glazing and a floored loft, which offers excellent storage. The breakfasting kitchen is fully fitted with modern units complete with gas, hob, oven, hood, integrated fridge, freezer and dishwasher. These items will be included in the sale price along with the washing machine and tumble dryer, which are located in the utility room. The fitted carpets and window blinds are also being left. All five bedrooms sized and have either fitted wardrobes or a fitted cupboard with hanging rail. The master bedroom has an en-suite bathroom and the second bedroom has an en-suite shower room.

Externally there is a well-maintained open plan front garden with large mono-blocked driveway, which gives access to a double garage with power points and electric lighting. To the rear of the property there is an impressive, good-sized and fully enclosed garden that is well designed with attractive patio area, external light and water tap.

SITUATION

Situated in the popular East Lothian town of Tranent, which lies between Musselburgh and Haddington and is approximately 10 miles from Edinburgh City Centre. Access to Kemp's End is gained from Castle Road. Excellent local shopping and banking facilities on hand in Tranent and it has its own local library. In addition a wider selection of high street stores are available at the Fort Kinnaird Shopping complex, which is only a short drive from the property.

There is a good choice of schools available at primary and secondary level along with a wide and varied selection of nurseries and pre-school playgroups. Excellent leisure facilities are located closeby including an excellent sport centre and swimming pool. Pleasant walks can be enjoyed and there are sandy beaches nearby at Port Seton, Longniddry, Aberlady and Gullane. There are many golf courses in the area including the famous championship course off Muirfield. Regular bus services operate to and from Edinburgh's City Centre and to most surrounding areas and the City By-Pass is within easy reach and ensures easy access by linking you to the main motorway network

In conclusion, we would recommend early viewing of this delightful property, which offers an excellent family home in move in condition.

ACCOMMODATION COMPRISES:-

VESTIBULE

Entrance vestibule with glass panelled door to the hallway. Central heating radiator. Fitted carpet.

ENTRANCE HALL

Attractive and spacious hallway that gives an immediate welcome to the home. Glass display shelves with downlights Cupboard housing the electricity meter and fuse board. (gas outside) Smoke detector. Plain ceiling cornice. Central heating radiator. Fitted carpet and carpeted stairs to landing.

LOUNGE 20'3" X 12'3"

Beautifully presented lounge with boxed bay window to the front of the property. Window blind. Plain ceiling cornice. Central heating radiator. Cloak cupboard. Fitted carpet.



DININGROOM 12'10" X 10'2"

Attractive well-proportioned dining room enjoying a quiet aspect overlooking the rear garden through a large boxed bay window. Wooden window blinds. Plain ceiling cornice. Central heating radiators. Fitted carpet



FAMILY ROOM 13'1"X9'1"

Useful family room or could be used as a large separate breakfast room if required. French doors to the rear garden. Central heating radiator. Fitted carpet.



BREAKFASTING KITCHEN 15'10"X14'8"

(Widest Point)

Well designed kitchen with boxed bay window to the rear of the property. Fully fitted with stylish base and wall mounted units complete with under unit lighting and wine rack. 'Siemens' gas hob with electric oven and cooker hood. Integrated Fridge, freezer and dishwasher. Ample worktop surfaces. One and a half stainless steel sink and drainer with tiled splashback. Wooden window blinds. Central heating radiator. Open plan to breakfasting area which is large enough to accommodate a table and chairs. Central heating radiator. Vinyl flooring.

LANDING

Good-sized landing with window to the side of the property. Window blind. Airing cupboard housing the hot water cylinder. Plain ceiling cornice. Central heating radiator. Fitted carpet.

CLOAKROOM

Downstairs toilet with window to the side of the property. Two piece suite comprising w.c, and wash hand basin. Window blind. Central heating radiator. Fitted carpet.

MASTER BEDROOM 18'3" X12'6"

Lovely, bright and spacious master bedroom with open outlook to the front of the property. Fitted wardrobes with mirrored doors. Central heating radiator. Fitted carpet. Door to en-suite bathroom.



UTILITY ROOM

Fitted with base and wall mounted units. Stainless steel sink and drainer. Worktop surface with tiled splashback. Automatic washing machine. Tumble dryer. Central heating radiator. Vinyl flooring. Door to the garden.



EN-SUITE BATHROOM

Located of the master bedroom. Window to the side of the property. Window blind. Three piece suite comprising, W.C. Wash hand basin set into vanity unit and bath with shower over. Shaver point. Medicine cabinet. Central heating radiator. Fitted carpet



DOUBLE BEDROOM 2 12'X11'6"

Generous double bedroom with window to the front of the property. Window blind. Fitted wardrobes with mirrored doors. Central heating radiator. Fitted carpet. Door to en-suit shower room

EN-SUITE SHOWER ROOM

Located off the second bedroom. Window to the side of the property. Window blind. Three piece suite comprising WC, Wash hand basin and shower cubical, fully tiled with electric shower. Central heating radiator. Vinyl flooring.

DOUBLE BEDROOM 3 11'7" X 9'10"

Double bedroom with window to the rear of the property. Window blind. Fitted cupboard with hanging rail. Central heating radiator. Fitted carpet.

DOUBLE BEDROOM 4 11'1"X 9'7"

Double bedroom with window to the rear of the property. Window blind. Shelved cupboard with hanging rail. Central heating radiator. Fitted carpet.

DOUBLE BEDROOM 5 10'X 9'3"

Small double bedroom with window to the rear of the property. Window blind. Fitted cupboard with hanging rail

FAMILY BATHROOM

Good-sized family bathroom with window to the front of the property. Four piece suite comprising of W.C., wash hand basin set into vanity unit, bath and shower cubical with "Mira" shower. Ceiling downlights. Central heating radiator. Fitted carpet.

ATTIC

Accessed via a hatch from the landing via a "Ramsay" style ladder. Fully floored ideal for storage.

GARDEN

To the front there is a well-maintained open plan garden with large mono-blocked driveway, which gives access to a double garage. The rear garden is fully enclosed with well-designed patio area, external light and water tap.



GARAGE

Double garage with up and over door, electric power and light. The combination boiler is located with the garage.

These particulars are prepared for guidance for prospective purchasers. Whilst they are believed to be correct, their accuracy is not warranted and they will not be deemed to form part of any offer for the property. The measurements are taken at the widest point in each room using a sonic measure. The services and appliances and all items of an electrical, mechanical or working nature have not been tested. Any prospective purchaser is advised to make his/her own inquiries regarding any statement of fact contained within these particulars, which is made to him/her.