



1 Coronation Place, Tranent, East Lothian, EH33 2AD

Beautifully Updated & Generous, One-Bedroom, Main Door Flat with Patio

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Property Description

Beautifully upgraded and generous, one bedroom, main door flat with stylish interiors, private patio access, and external stores, set in the heart of Tranent, East Lothian. Comprises an entrance hallway, living room, kitchen, a double bedroom, and a shower room.

Finished to an exemplary standard, this charming property offers stylish fittings, including a modern shower suite and kitchen with integrated appliances. With light neutral decor throughout, further features include gas central heating, double glazing, and quality herringbone flooring in the hallway.

Externally, the property boasts a private rear patio leading to a shared garden and drying green and two external stores, one with a utility sink.

A welcoming entrance hall features attractive herringbone flooring and provides access to all rooms. This immaculately presented property offers a stylish and comfortable living room, ideal for both relaxing and entertaining, with features including carpeted flooring, elegant plain coving, and ample space for both lounge and dining furniture.

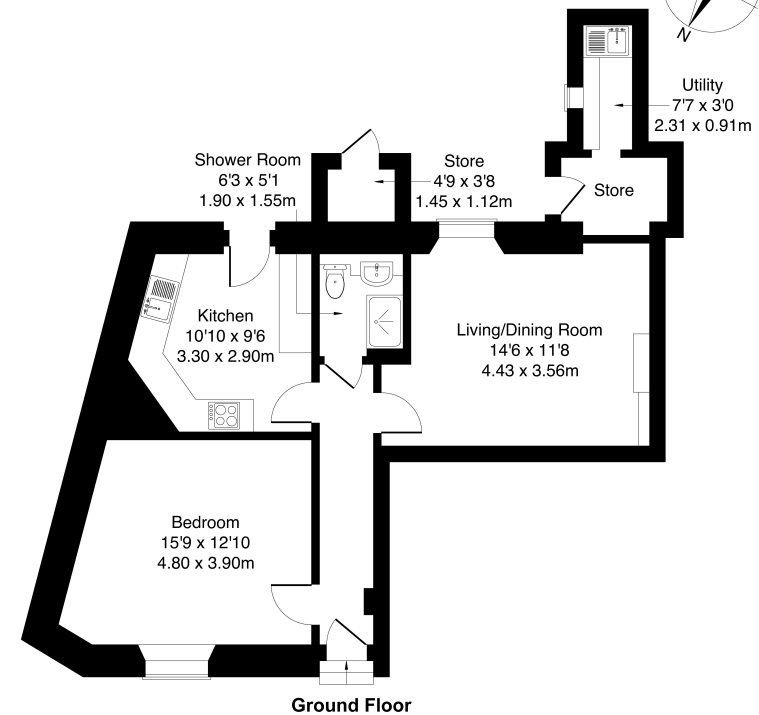
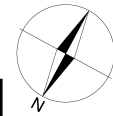
The contemporary kitchen is both functional and eye-catching, fitted with sleek, high-quality units, marble-effect worktops, and a full range of integrated appliances, including a fridge/freezer, dishwasher, double oven, and induction hob—ideal for modern living, with a door opening directly onto a private patio, which leads to a well-maintained shared green—perfect for enjoying the outdoors in a tranquil setting.

To the front, the spacious double bedroom boasts light, neutral décor and carpeted flooring, offering generous room for freestanding furniture and personal touches. Completing the home is a stylish shower room with a modern suite, including a rainfall shower, full-height tiled splash walls and flooring, and a ladder-style radiator.



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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Tranent is a historic town in East Lothian, ideally situated just off the A1. It seamlessly blends modern housing developments with the character of its traditional stone-built town centre. The lively heart of Tranent offers a range of amenities, including supermarkets like ASDA and ALDI, a doctor's surgery, leisure centre, library, and post office. For an even wider selection of shopping and dining, Fort Kinnaird and Straiton retail parks are just a short drive away, featuring

popular high-street stores, restaurants, and a multi-screen cinema. Set within picturesque rolling countryside, Tranent provides easy access to the stunning East Lothian coastline and its beautiful beaches. Commuting to Edinburgh is straightforward, with direct access via the A1 to the city bypass and A199. There are also regular bus services from the High Street and convenient train links from nearby Musselburgh, Wallyford, or Prestonpans.





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