



Estate Agents and Solicitors

2/6 Elder Court, Elder Street, Tranent, East Lothian, EH33 1EN

Immaculately Presented One-Bedroom, Top-Floor Apartment with Superb Views

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Property Description

Immaculately presented, spacious one-bedroom, top-floor apartment with superb views towards the Firth of Forth and the East Lothian skyline. Set within a modern development in a quiet cul-de-sac in the heart of Tranent, East Lothian.

Comprises an entrance hall, a semi-open-plan living/dining/kitchen, a double bedroom, and a family bathroom.

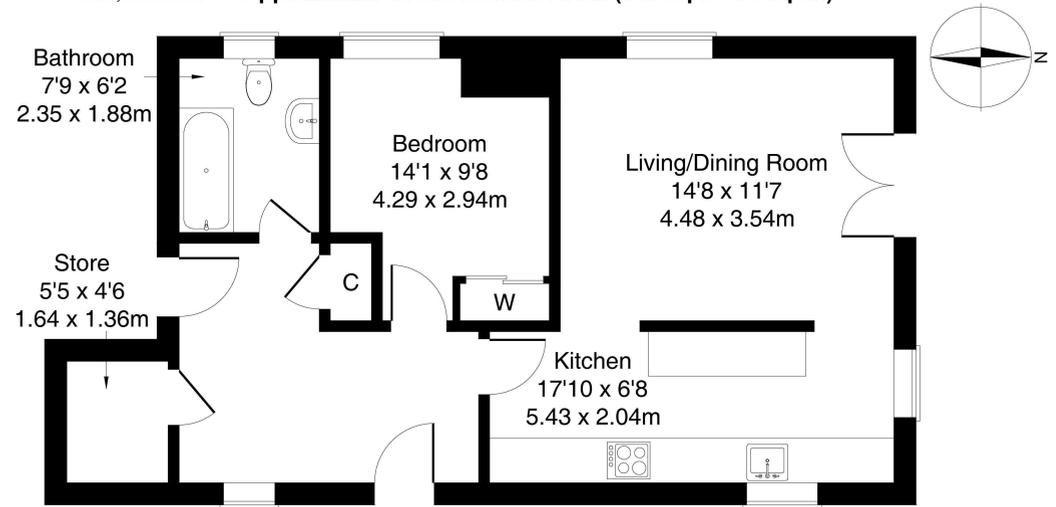
Features include a contemporary fitted kitchen with appliances, a Juliet balcony, and a stylish bathroom suite. Benefits from triple-aspect light, HIVE gas central heating, modern flooring, double glazing, extensive eaves and loft storage and a useful hall store/study.

Secure entry system and ample private residents' parking complete the development. A brand-new boiler installation was completed in December.

An inviting entrance welcomes you into the property, with the hallway leading directly through to the semi-open-plan living, dining, and kitchen area. This bright and airy space is finished in light tones with contemporary flooring and benefits from a Juliet balcony, allowing natural light to flow throughout. The kitchen is modern in design, featuring fitted countertops and upstands, a stainless steel sink with drainer, an integrated oven and five-ring gas hob with canopy extractor above, as well as a washing machine, dishwasher, fridge, and freezer.

The bedroom offers a warm and cosy retreat with carpeted flooring, a wall-mounted TV point, and a built-in cupboard providing ideal storage. A storage/study is set just off the hallway, offering further storage or a functional study space. Completing the property is the bathroom, fitted with a stylish three-piece suite comprising a bath with a shower over and a ladder-style radiator.

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Estate Agents and Solicitors **Approximate Gross Internal Area: (619 sq ft - 51 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, conveniently located just off the A1, blending modern housing with a charming old town centre known for its traditional stone-built architecture. The vibrant town centre offers various amenities, including supermarkets like ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office, while nearby Fort Kinnaird and Straiton retail parks feature

major retailers, restaurants, and a multi-screen cinema. Surrounded by scenic countryside, Tranent provides easy access to East Lothian's beautiful coastline and beaches. Commuters benefit from direct routes via the A1 to Edinburgh city bypass and A199, with regular bus services from the High Street and train connections available from Musselburgh, Wallyford, and Prestonpans.





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