



Estate Agents and Solicitors

## 2 Jackson Way, Tranent, East Lothian, EH33 2FF

Immaculately Presented, Three Bedroom, End-Terraced Home with Gardens & Allocated Parking Space

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# Property Description

Immaculately presented and well-proportioned, three-bedroom, modern end-terrace home with gardens and an allocated parking space. Set in a new, family-friendly residential development, located on the outskirts of Tranent, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Ready-to-move-in, highlights include a fitted kitchen, stylish bathrooms, upgraded spotlighting and contemporary flooring. In addition, there is gas central heating, solar panels, double glazing, a loft, and dual-aspect public rooms.

Externally, the property benefits from a small lawn and planting beds to the front; whilst an enclosed garden has a patio, lawn and a gate to residential parking.

This expanding modern development includes unrestricted residential parking and well-kept communal grounds.

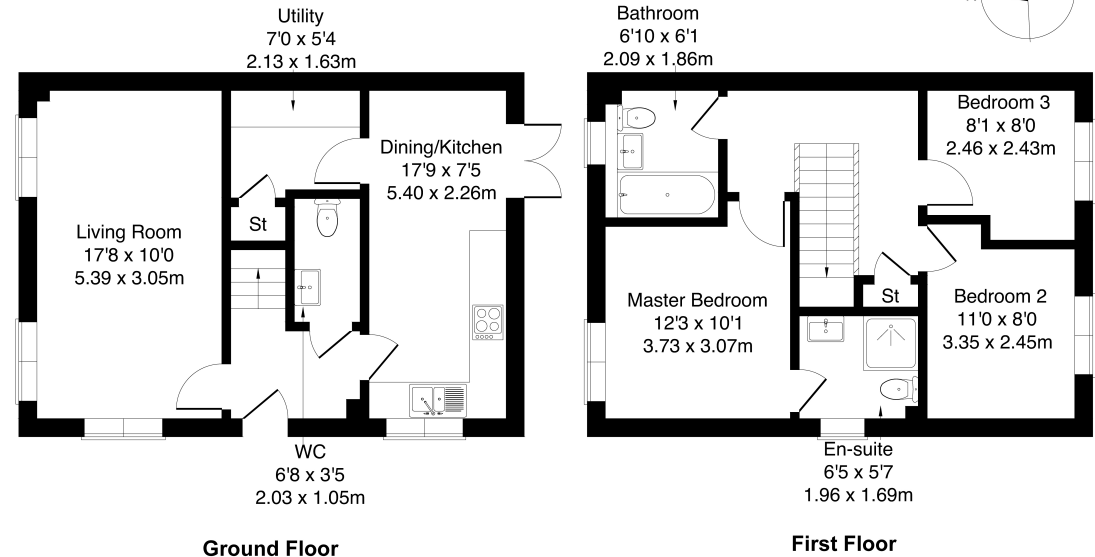
A bright entrance hall gives access to the public rooms, a carpeted stairway, and a convenient WC, with stylish tiled flooring continuing throughout the ground floor. A spacious dual-aspect living room, features spotlighting, a wall-mount TV point, contemporary flooring and feature wall panelling. Set to the opposite aspect, the kitchen has space for a dinner table, French patio doors leading to the garden and access to the utility room, including fitted units, a freestanding dishwasher and a worktop. The stylish kitchen is fitted with modern units and worktops with matching upstands, a sink with a drainer; an integrated fridge/freezer, a washing machine, an oven and an induction hob.

On the first floor, a tastefully finished master bedroom includes fitted mirrored wardrobes, spotlighting, carpeted flooring, feature wall panelling, and a generous en-suite with a modern suite and a shaver point. Overlooking the garden, two flexible, well-finished bedrooms include modern wood-effect flooring, spotlighting and space for freestanding storage. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite, including a mains shower over the bath, metro-tiled splash walls, a shaver point, and a ladder-style radiator.



## 2 Jackson Way, Tranent EH33 2FF

Approximate Gross Internal Area: (904 sq ft - 84 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, located just off the A1, and offers a mix of modern housing developments surrounding the old town centre with its traditional stone-built buildings. The vibrant centre has supermarkets including an ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office, whilst Fort Kinnaird and Straiton retail parks have an extensive range of major high-street names, restaurants and a multi-screen

cinema. Set amid rolling countryside, Tranent is well-placed for access to the East Lothian coastline and many superb beaches. Commuting into Edinburgh, there is direct access via the A1 to the city bypass and A199. There are also regular bus services available from the High Street, and train services from nearby Musselburgh, Wallyford, or Prestonpans.





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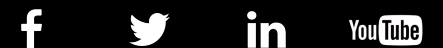
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