



10 Carlaverock Terrace, Tranent, East Lothian, EH33 2PL

Tastefully Presented, Two-Bedroom, South-Facing Mid-Terrace Home

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Property Description

Tastefully presented, two-bedroom, south-facing mid-terrace home, with generous gardens and an allocated parking space. Set 'off-street', in a popular and established residential area of Tranent, East Lothian.

Comprises an entrance hall, a living room, a kitchen, a double bedroom, a single bedroom, and a shower room.

Highlights include a fitted kitchen and modern bathroom, gas central heating and double glazing. In addition, there is a loft space and low-maintenance gardens to both aspects, including a store shed to the rear.

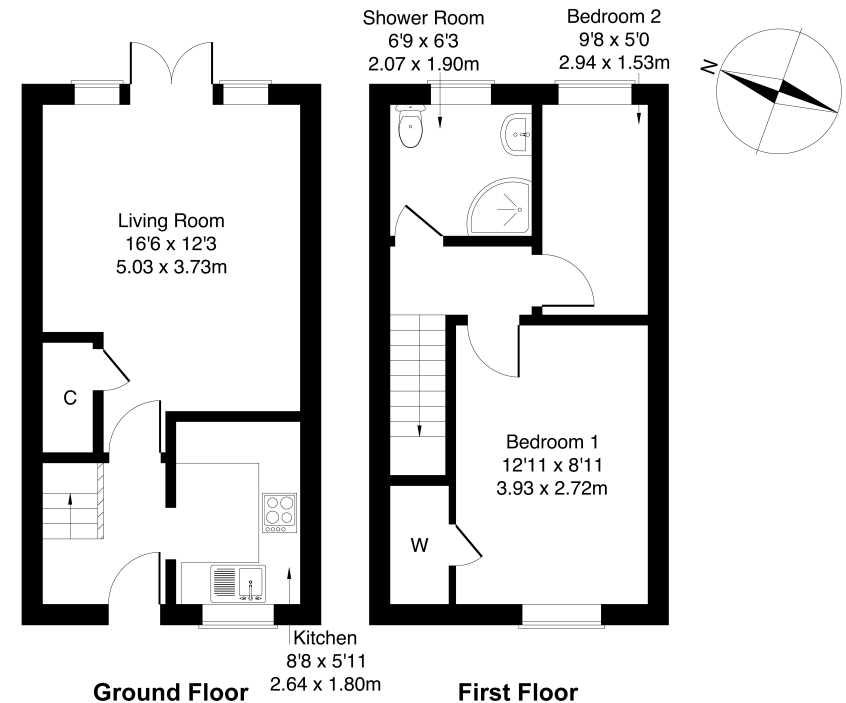
Set to the rear, the spacious living room provides an inviting setting for everyday relaxation. It features soft carpeted flooring, a central light fitting, and a wall-mounted TV point. Patio doors open directly into the rear garden, bringing in plenty of natural light and creating an easy flow between indoor and outdoor space. The room also benefits from a useful built-in storage cupboard and offers ample space for both comfortable seating and a dining area if desired. At the front of the property, the fitted kitchen is well arranged and practical, with wood-effect flooring, stone-effect worktops and a tiled splashback surround. A central light fitting brightens the room, and the sink incorporates a drainer for convenience. Appliances provided include a fridge and a freezer.

Moving upstairs, bedroom one is a bright and welcoming double room with carpeted flooring, a built-in wardrobe and a wall-mounted TV point. The room offers generous space for freestanding furniture and would make an ideal main bedroom. The second bedroom is also carpeted and provides a comfortable setting that could serve well as a guest room, a child's bedroom or a home office depending on requirements. Completing the interior, the modern fitted shower room features wood effect flooring, a marble effect splashback surround, spotlighting and a ladder style radiator.



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Approximate Gross Internal Area: (581 sq ft - 54 sq m.)

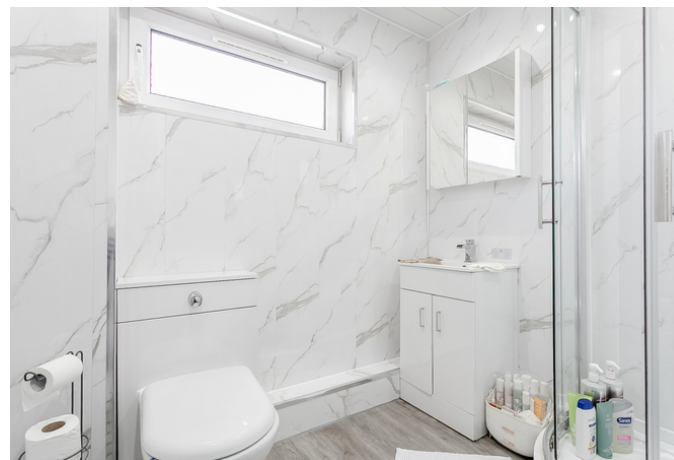


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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