



## 9 Fullarton Bank, Tranent, EH33 1DU

Light and Tastefully Presented, Three-Bedroom, End-Terrace Home, with Gardens & Allocated Parking Space

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# Property Description

Light and tastefully presented, three-bedroom, end-terrace home, with gardens and an allocated parking space. Located in a modern residential development in Tranent, East Lothian, south of the town centre and with easy access to the A1.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, single bedroom, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen and bathroom suites, and a fully floored loft space with shelving. In addition, there is gas central heating, double glazing, contemporary flooring, multiple TV and phone points.

Externally, there is the lawn to the front, whilst the generous rear garden features lawn, patios, a shed, and a gate to the residents' parking.

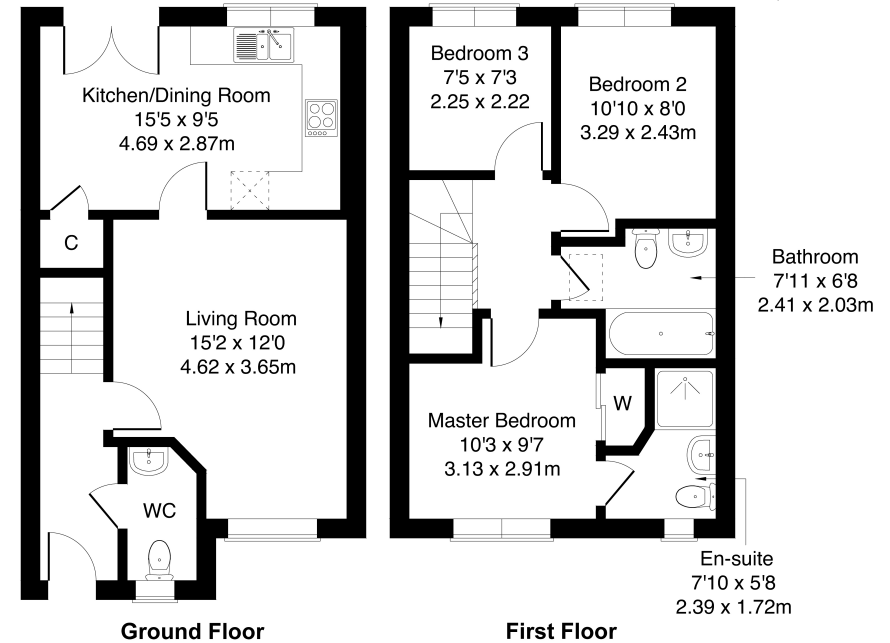
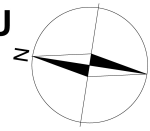
An inviting entrance hall welcomes you into the home and provides access to a convenient ground-floor WC. A spacious living room features stylish wood-effect flooring, a central ceiling light, and a wall-mounted TV point, creating a comfortable and modern space for relaxation. Accessed through the living room, the contemporary kitchen and dining area is fitted with wood-effect flooring and worktops, along with a sink and drainer. Integrated appliances include a fridge/freezer, dishwasher, oven, and a gas hob with an overhead canopy extractor.

Upstairs, the master bedroom benefits from soft carpeted flooring and a built-in wardrobe with sleek wooden sliding doors, along with a private three-piece en-suite shower room. Two further carpeted bedrooms are located off the hallway, with bedroom two also featuring a wall-mounted TV point. Completing the upper floor is a well-appointed three-piece family bathroom, finished with a tiled splashback and central ceiling light.



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Approximate Gross Internal Area: (818 sq ft - 76 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 East Lothian town ideally positioned just off the A1, blending traditional charm with modern convenience. The town features a vibrant centre surrounded by contemporary housing developments, all set against the backdrop of its original stone-built architecture. Local amenities include major supermarkets such as ASDA and ALDI, a doctor's surgery, leisure centre, library, and post office—providing everything needed for daily living. For a wider retail and entertainment experience, Fort Kinnaird and Straiton retail parks are within easy reach, offering a

host of high-street stores, restaurants, and a multi-screen cinema. Surrounded by picturesque countryside and close to East Lothian's beautiful coastline, Tranent also offers access to numerous scenic beaches. Ideal for commuters, the A1 provides direct links to Edinburgh's city bypass and the A199, while regular bus services run from Tranent High Street. Nearby train stations at Musselburgh, Wallyford, and Prestonpans further enhance connectivity to the capital and beyond.







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