



45 High Street, Tranent, East Lothian, EH33 1LN

Tastefully Finished & Flexible, Two-Bedroom, Main Door Upper Flat

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Property Description

Tastefully presented and flexible two-bedroom, main-door upper flat, accessed via the shared garden. Quietly yet conveniently located in the heart of the popular town of Tranent, East Lothian.

Comprises an entrance hallway, living room, dining/kitchen, two flexible bedrooms, and a family bathroom.

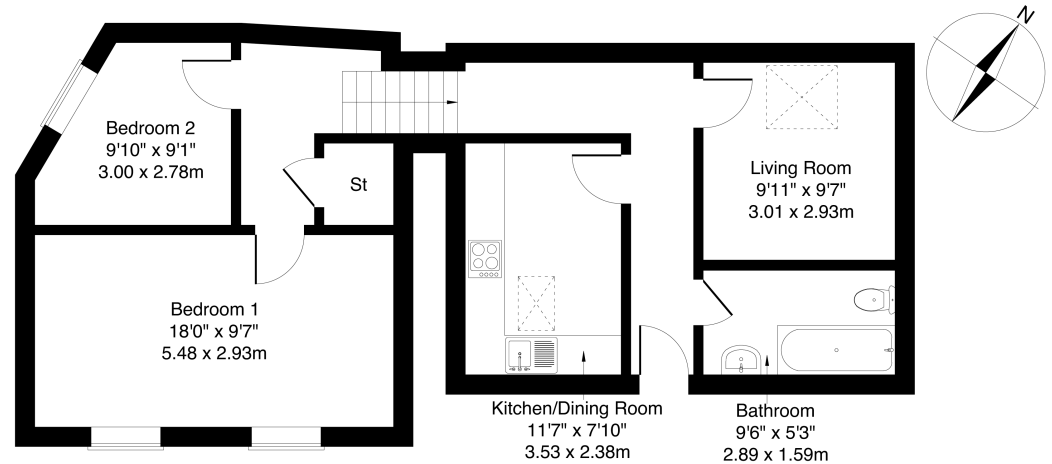
Highlights include a stylish fitted kitchen, a modern bathroom, and contemporary flooring. In addition, there is double glazing, skylight windows, and upgraded electric heating.

Accessed from Loch Road behind the High Street, there is gated access with a shared patio garden, with ample unrestricted parking areas on Loch Road.

A welcoming entrance hall leads into the ground-floor accommodation. Set to the rear, the tastefully presented living room enjoys a skylight window, light decor and carpeted flooring. The kitchen is to the front, also with a skylight window, with modern fitted units including wood effect worktops, a tiled surround, a sink with a drainer, an integrated oven and electric hob, and a freestanding fridge/freezer and washing machine. Completing the ground floor is a spacious family bathroom, fitted with a three-piece suite comprising a bath with a shower over and tiled splash walls.

Upstairs, the generous main bedroom is positioned to the front and offers ample space for furnishings, twin windows, carpeted flooring and a wall-mounted TV point. The second bedroom sits to the rear, with light decor and carpeting.

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Approximate Gross Internal Area: (678 sq ft - 63 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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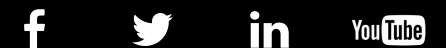
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