



30 Fa'Side View, Tranent, EH33 2NT

Tastefully Presented, Two-Bedroom, Semi-Detached House

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Property Description

Tastefully presented, two-bedroom, semi-detached house, with gardens, a detached garage and a driveway. Located in a modern, maintained and family-orientated, residential area of Tranent, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, conservatory, two double bedrooms and a shower room.

Highlights include a high-quality fitted kitchen, with granite worktops and appliances, a stylish bathroom suite, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing and good storage, including a generous garage, with power and light.

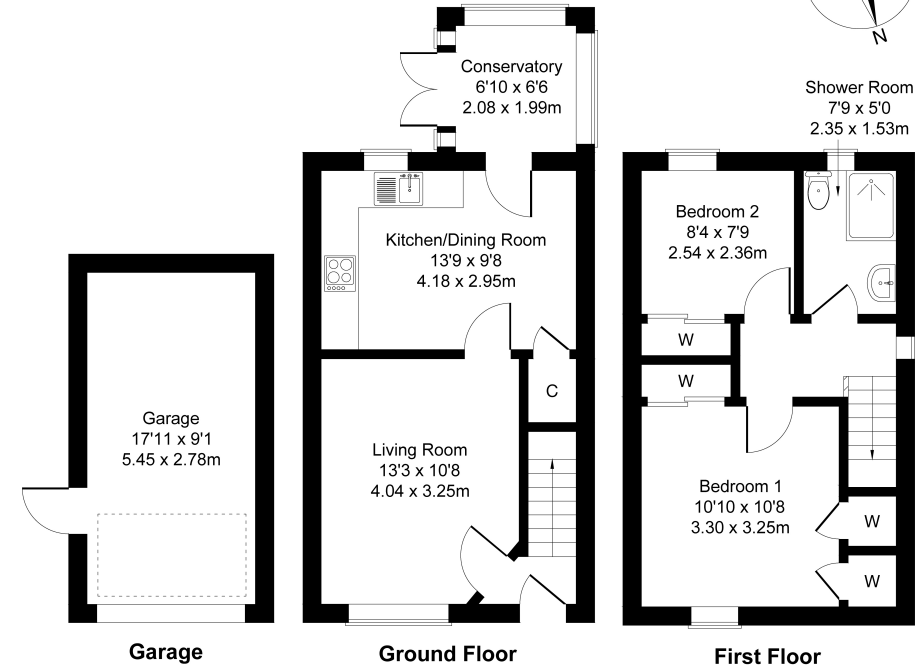
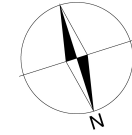
Externally there is a south-facing rear garden, comprising a lawn and a paved patio whilst, to the front, there is a lawn and a multi-vehicle driveway continuing along the side to the garage. This popular development also offers additional, unrestricted on-street parking and visitor bays, well-maintained communal grounds, a primary school and a supermarket.

A welcoming entrance hall leads into a stylishly presented living room on the left, finished with solid wood flooring and offering ample, flexible space for freestanding furniture. Leading off the reception room, a spacious kitchen includes built-in storage and provides plenty of space for a dining table and chairs. Fitted with modern white units and granite worktops, the kitchen includes a five-burner range cooker, a stainless-steel canopy, a freestanding fridge/freezer, a dishwasher and a washing machine. Leading off the kitchen, a conservatory provides a flexible space and opens onto the rear garden. Upstairs, set to either aspect off a naturally lit landing are two double bedrooms. The generously proportioned main bedroom includes both integrated wardrobes and built-in cupboard storage, whilst the second bedroom includes integrated storage and provides a good-sized, flexible space. Completing the accommodation, a bright shower room comprises a glazed shower cubicle, a white, two-piece suite, vanity storage, a chrome, ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (860 sq ft - 80 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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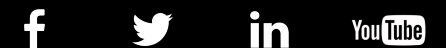
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