



10 The Waggonway, Tranent, East Lothian, EH33 2QY

Beautifully Presented & Spacious, Two Bedroom, Second (Top) Floor Flat with Study

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Property Description

Beautifully presented and spacious, two bedroom, second (top) floor corner aspect flat, with a study. Forming part of a modern development, located in the popular residential area of Tranent, East Lothian.

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

Highlights include Juliet balconies, generous room sizes, a modern kitchen and bathroom suite, and continuous contemporary flooring. In addition, there is double glazing, gas central heating, and superb storage including bedroom wardrobes, hall stores and a loft space.

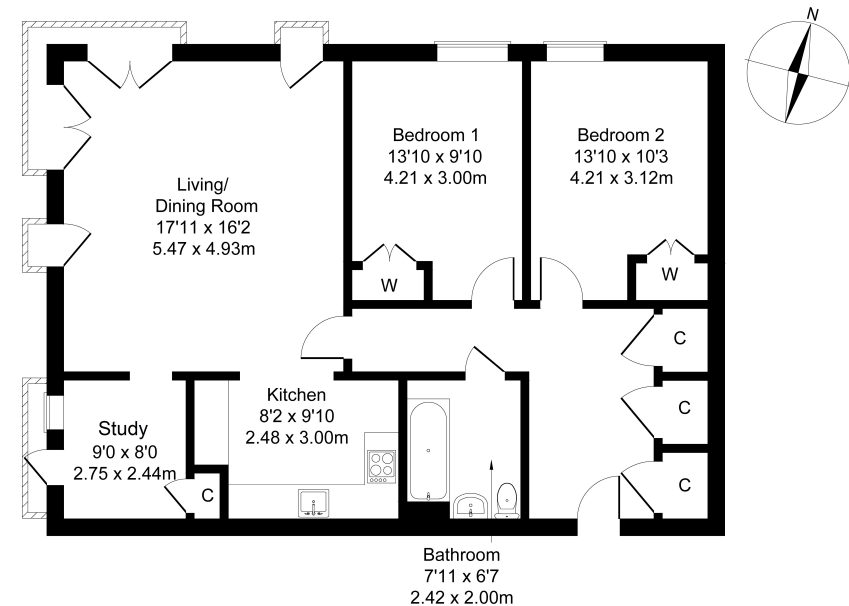
The development includes a secure entry system, a shared bike store, well-maintained communal grounds and a residential car park.

The entrance hallway features three built-in store cupboards, the secured entry handset, space for outerwear, and modern flooring that continues into the public rooms. A spacious lounge includes dual-aspect Juliet balconies, a wall-mount TV point and a central light fitting; whilst also offering ample space for a dining area if desired.

Semi-open plan to the lounge, the kitchen includes stone-effect worktops, fitted units, a tiled surround, a sink with drainer, and an electric cooker unit. Set off the lounge is a flexible study, with a built-in store cupboard and wood-effect flooring.

Two well-proportioned double bedrooms feature built-in wardrobes and carpeted flooring, together with ample space for freestanding storage. Completing the accommodation, the bathroom is set internally off the hall, and fitted with a white three-piece suite, including a mains shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (980 sq ft - 91 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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