



# Property Description

Beautifully presented, two-bedroom, mid-terraced house, with front and rear gardens and an allocated parking space. With rural views adjacent to the front, located in an established residential area of Tranent, East Lothian.

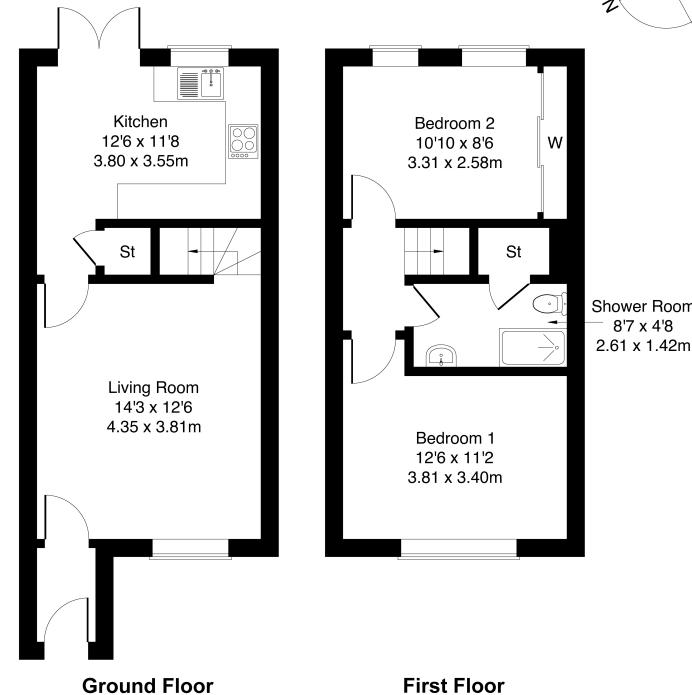
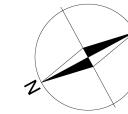
Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, and a shower room.

Tastefully finished throughout, features include a stylish kitchen and bathroom, with contemporary flooring and spot lighting. In addition, there is gas central heating, double glazing and good storage, including a loft space.

Externally, there is a lawn to the front, and an enclosed rear garden with a store shed, lawn, patio and a gate to the residential parking.

Welcoming you into the property, the living room is finished with contemporary wood-effect flooring, complemented by light and tasteful décor and benefiting from a wall-mounted TV point. This space leads seamlessly into the dining kitchen, which features matching contemporary flooring and is finished with modern worktops, a stylish tiled splashback, a sink with drainer, and integrated appliances including an oven, gas hob with canopy above, washer/dryer, dishwasher and a fridge/freezer. The kitchen also provides access to the private garden, making it an ideal space for both everyday living and entertaining.

Heading upstairs, the carpeted landing provides access to all rooms, with both bedrooms finished with wood-effect flooring, and bedroom one further benefiting from large built-in wardrobes. Completing this family home is the family shower room, fitted with a three-piece suite including a shower cubicle and a built-in cupboard, ideal for additional storage.



Ground Floor

First Floor

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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