



3 Somers Park, Tranent, EH33 2AF

Light and Tastefully Presented, Three-Bedroom, Modern, Semi-Detached House

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Property Description

Light and tastefully presented, three-bedroom, modern, semi-detached house, with gardens and a driveway. Set in an attractive, modern development, located in the popular town of Tranent, East Lothian.

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

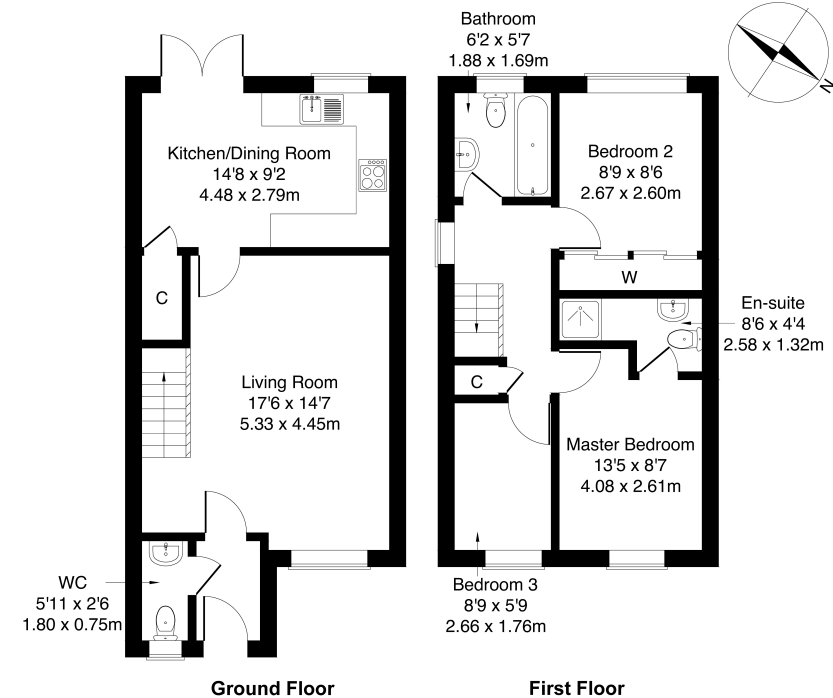
Highlights include a fitted kitchen, with appliances, high-quality hardwood flooring, contemporary lighting and modern bathroom suites. In addition, there is double glazing, gas central heating, multiple TV points and a partially floored loft.

Externally, there is a low-maintenance garden and a paved driveway to the front, a side path with a shed and bin store, and an enclosed rear garden, with a lawn and a paved patio. This popular development also provides additional visitors' parking, a shared green, a local supermarket and a primary school.

The welcoming entrance hall has space for outerwear and provides access to a WC, with a two-piece suite and a front-facing window. High-quality flooring continues from the entrance hall into a front-facing living room, which features stylish, recessed spotlighting and offers a spacious, flexible floor plan for freestanding lounge furniture. Leading off the living room, a kitchen provides space for seated dining and opens onto the rear garden, via patio doors. The kitchen includes a built-in storage cupboard and is fitted with modern, white units, stone-effect worktops, a sink with a drainer, a tiled surround, a washing machine, a fridge/freezer, an integrated oven, a gas hob and a canopy.

On the first floor, a master bedroom is set to the front, with hardwood flooring, a wall-mount TV point and an en-suite shower room, with a recessed cubicle. Bedroom two is rear-facing, with carpeted flooring, a wall-mount TV point and a built-in wardrobe. A third, flexible, single bedroom is front-facing, with carpeted flooring, a TV point, and a pendant light fitting. Completing the accommodation, a bright family bathroom has a rear-facing window and is fitted with a three-piece suite.

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Approximate Gross Internal Area: (840 sq ft - 78 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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