



## 45 Ness Place, Tranent, East Lothian, EH33 2QP

Beautifully Presented, Two-Bedroom, Upper Flat, with Garden & Parking Space

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

espc rightmove  Zoopla  
find your happy



# Property Description

This beautifully presented two-bedroom upper flat offers stylish interiors, a private garden and an allocated parking space, all tucked away in an attractive off-street setting. Set within a modern, well-maintained residential development, this superb property offers move-in condition accommodation in the popular town of Tranent, East Lothian.

Comprises an entrance hall and stairway, a living/dining room, a kitchen, a double bedroom, a single bedroom, and a bathroom.

Highlights include a stylish integrated kitchen, a modern bathroom suite, with contemporary flooring and spotlighting. In addition, there is gas central heating, double glazing, and good storage with wardrobes for each bedroom and a loft space.

Externally to the rear, the property boasts an enclosed, low-maintenance garden, together with the allocated residential parking. This modern development also offers additional unrestricted visitors' spaces, well-maintained communal grounds, and a local supermarket.

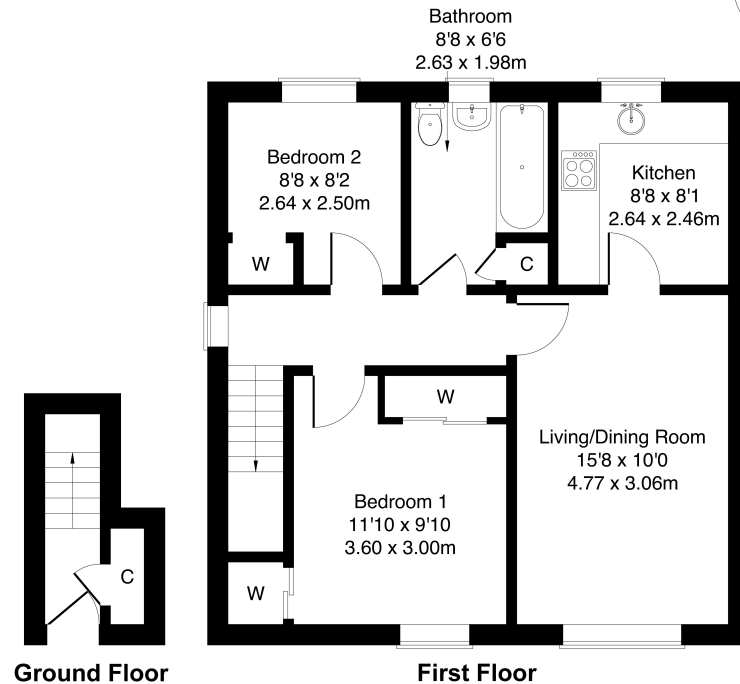
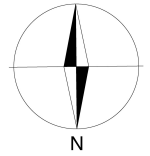
A welcoming entrance provides a useful storage cupboard and space for outerwear, with a charming staircase leading to the main hallway, which gives access to the majority of the property. The bright and tastefully finished living room enjoys a front-facing aspect and features light decor, wood-effect flooring, contemporary spotlighting, and striking acoustic feature wall panels. Positioned just off the lounge, the stylish kitchen is fitted with modern units, wood-effect worktops, and a tiled surround, a sink with a drainer and a pull-out spray tap, along with integrated appliances including an oven, gas hob, fridge/freezer, dishwasher and washing machine.

Bedroom one is generously proportioned and set to the front, boasting excellent storage with two built-in wardrobes. The room is finished in light decor with carpeted flooring and spotlighting. The second well-presented bedroom is quietly positioned to the rear, and features carpeted flooring, light decor, a feature wall and a deep open press providing additional storage. Completing the accommodation, the family-sized bathroom is fitted with a contemporary suite including a shower over the bath and modern splashback panelling.



## 45 Ness Place, Tranent, EH33 2QP

Approximate Gross Internal Area: (592 sq ft - 55 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.







## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.