



22 Winton Court, Tranent, East Lothian, EH33 2PR

Beautifully Presented, Two-Bedroom, Mid-Terrace House

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Property Description

Beautifully presented, two-bedroom, mid-terrace home with private gardens. Set in an established, residential area of the popular East Lothian town of Tranent.

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

Features include tasteful decor throughout, contemporary flooring and a modern kitchen and bathroom suite. Further features include gas central heating, double glazing and good integrated storage.

Externally the property benefits from a low-maintenance front garden and an enclosed rear garden with a lawn and a paved patio.

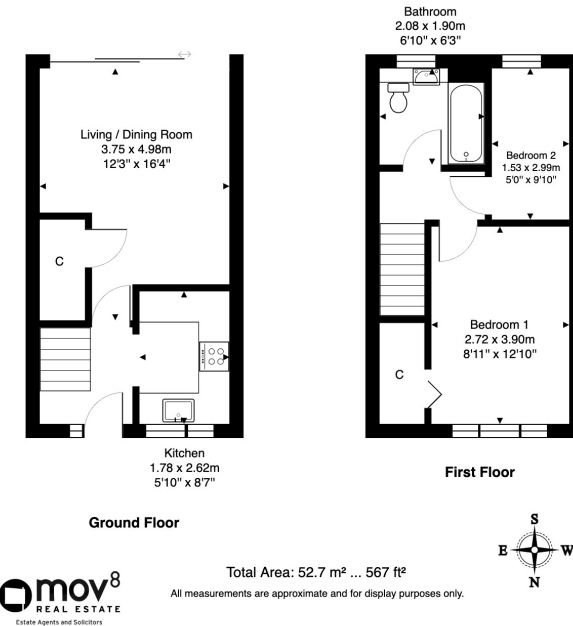
There is allocated parking for two cars as well as ample on-street parking close to the property and on the surrounding streets.

A bright entrance hall is finished with contemporary, wood-effect flooring which continues throughout the ground floor. Set to the rear of the property, a tastefully presented living and dining room, with generous storage, opens onto the rear garden, via glazed, sliding doors. The spacious reception room offers a flexible floor plan for both lounge and dining furniture. Next door, a kitchen is fitted with neutral units and worktops, with a range of integrated appliances including an oven, a ceramic hob, a fridge/freezer and a washing machine.

Set to either aspect upstairs are two bedrooms which mirror the tasteful presentation of the living space. Whilst front-facing bedroom one benefits from built-in cupboard storage, bedroom two provides a flexible space with views across the rear garden and beyond.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, vanity storage and tiled splash walls.

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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, leisure centre, library, and post office, whilst Fort Kinnaid 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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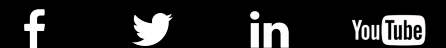
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