



24 Carlaverock Court, Tranent, East Lothian, EH33 2PQ

Light & Beautifully Presented, Three-Bedroom, End-Terrace Home with Gardens & Allocated Parking Space

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Property Description

Light and beautifully presented, this three-bedroom end-terrace home offers stylish and well-designed accommodation, complete with a rear garden featuring a bespoke garden office. With an allocated parking space, the property enjoys a quiet "off-street" position within a cul-de-sac in a popular and well-established residential area of Tranent, East Lothian.

Comprises an entrance hall, a living room, a breakfasting kitchen, three bedrooms, a family bathroom, a ground-floor WC and a utility room.

Tastefully finished with light neutral decor, highlights include a stylish kitchen, a modern bathroom suite, and contemporary flooring and lighting throughout. Additionally, there is gas central heating, double glazing, and good storage provision, including a generous garden shed.

Externally, the property boasts a gravelled front garden, whilst the low-maintenance rear garden benefits from a garden office with power and lighting, providing a versatile space.

A welcoming entrance hall provides access to the ground-floor accommodation. To the rear, a bright living room forms part of a tasteful extension and features wood-effect flooring, a wall-mounted TV point, and patio doors that open directly onto the garden, creating an ideal space for both relaxing and entertaining. Set centrally within the home is a generous breakfasting kitchen. This attractive space is fitted with contemporary units complemented by marble-effect worktops and matching upstands, a sink with drainer, a breakfast bar with pendant lighting above, and ample room for freestanding appliances. Completing the ground floor is a convenient WC, along with excellent storage facilities, including a practical utility room with space for white goods and a built-in understair cupboard with a sliding door.

Upstairs, the front-facing principal bedroom is finished with modern wood-effect flooring, spotlighting, a wall-mounted TV point, and two built-in wardrobes. Two further versatile bedrooms are positioned to the rear, both presented in light decor. The accommodation is completed by a contemporary family bathroom, fitted with a modern three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.

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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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