



## 7 Fullarton Bank, Tranent, East Lothian, EH33 1EY

Three Bedroom, Mid-Terrace Home

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# Property Description

Beautifully-presented, three-bedroom, mid-terrace home with gardens and an allocated parking space. Located in a modern residential development in Tranent, East Lothian, south of the town centre and with easy access to the A1.

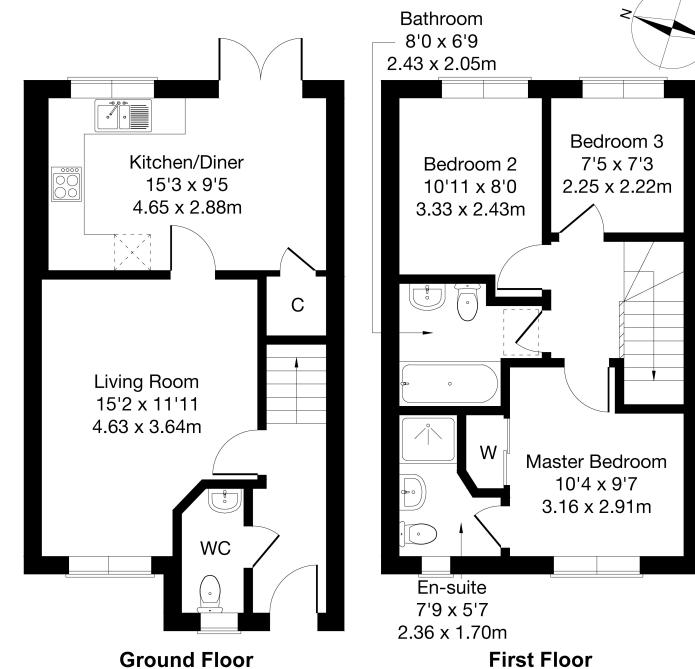
Comprises an; entrance hallway, living room, dining/kitchen, two double bedrooms, single bedroom, en-suite shower room, family bathroom and a ground-floor WC. Tastefully-finished throughout, features include a modern fitted kitchen and bathroom suites, contemporary lighting and flooring. In addition, there is gas central heating, double glazing, multiple TV and phone points, and a loft space for additional storage. Externally, there is low-maintenance landscaping to the front; whilst the rear garden features a synthetic lawn, wood-decked patio, shed, and a gate to the residents' parking.

The entrance hall has space for outerwear and features carpeted stairs to the first-floor landing and access afforded to the modern WC. Stylish wood-effect flooring continues from the hall into the lounge, which benefits from a front aspect window, TV and phone points, and light neutral decor with a central light fitting. With French doors that open to the private rear garden, the kitchen has plenty of space for dining furniture and offers convenient storage provision with an under-stair cupboard. Fitted units feature stone-effect worktops with matching upstand, sink with drainer, and an integrated oven and gas hob with a canopy above and a stainless steel backsplash.

On the first floor, a master bedroom is set to the front with a contemporary en-suite shower room, and further features which include carpeted flooring, a built-in wardrobe, and a wall-mount TV point. Two further flexible bedrooms overlook the gardens to the rear, and likewise offer carpeted flooring and pendant light fittings. Completing the accommodation and set internally off the hall, a family bathroom has a fitted three-piece suite with a tiled backsplash.



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Approximate Gross Internal Area: (807 sq ft - 75 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, leisure centre, library, and post office, whilst Fort Kinnaird and Straiton retail parks have an extensive range of major high-street names, restaurants and a multi-screen cinema.

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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