



46 Elphinstone Road, Tranent, East Lothian, EH33 2HH

Beautifully Presented & Spacious, Two-Bedroom, Mid-Terrace House, with Gardens

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Property Description

Beautifully presented and spacious, two-bedroom, mid-terrace house, with gardens. Conveniently located in an established residential area of Tranent, East Lothian.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a family bathroom.

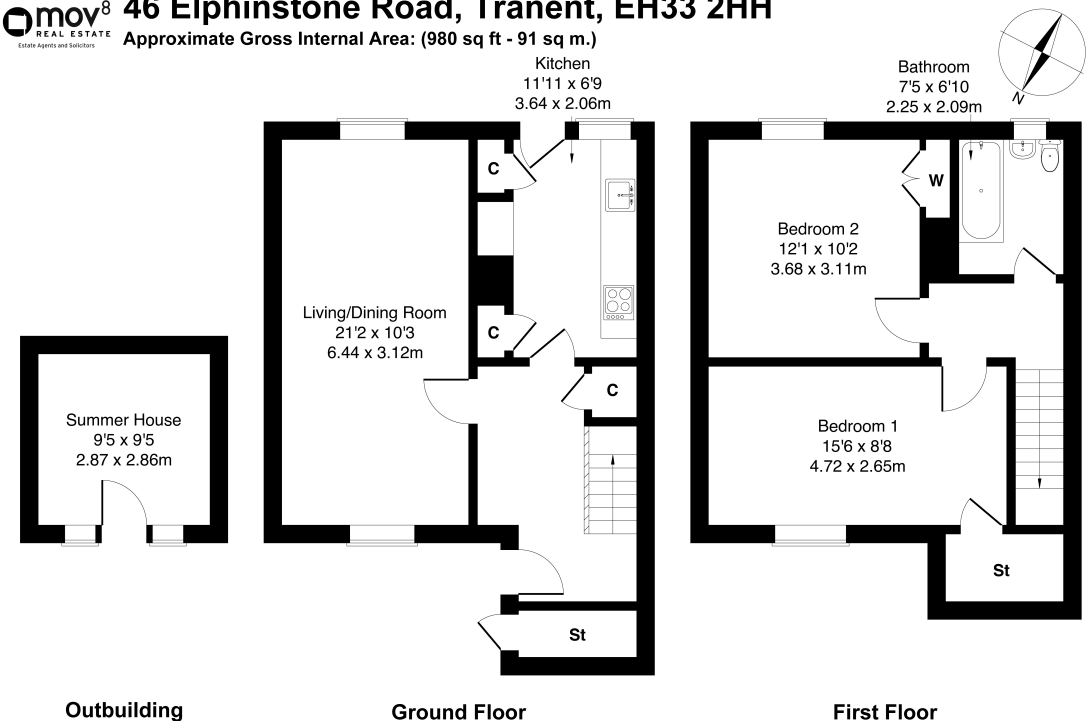
Highlights include a modern, fitted kitchen with appliances and a bright, generous bathroom with contemporary flooring and lighting. With fresh neutral decor, there is also double glazing, gas central heating and superb storage provision.

There is a paved patio to the front and an external store, whilst the south-facing rear garden has a wood-decked patio, lawn, and a semi-converted summer house.

The welcoming entrance hall offers immediate access to the staircase and benefits from excellent built-in storage, setting a practical tone from the outset. The generously proportioned living/dining room is a bright and inviting space, enhanced by wood-effect flooring, stylish spotlighting and a feature fireplace that creates a natural focal point. Large windows allow an abundance of natural light to flood the room, while the layout easily accommodates both comfortable lounge furniture and a dining area, making it ideal for everyday living and entertaining. A built-in storage cupboard is conveniently located in the hallway before the kitchen. Positioned to the rear of the ground floor, the modern fitted kitchen continues the wood-effect flooring and spotlighting and is finished with wood-effect worktops and a tiled splashback. The kitchen offers excellent storage with two separate built-in cupboards and benefits from a sink with drainer, an electric cooker with gas hob, fridge/freezer and washing machine. A rear door provides direct access to the garden, adding to the practicality of the space.

On the first floor, the principal bedroom is a well-proportioned double room featuring carpeted flooring, spotlighting and a built-in storage cupboard, offering a calm and comfortable retreat. Bedroom two is also generously sized, with carpeted flooring, a built-in wardrobe and a central light fitting, making it ideal as a second bedroom, guest room or home office. Completing the property is the fitted three-piece bathroom, finished with tiled-effect flooring, spotlighting and a tiled splashback surround, providing a clean and contemporary feel.

omov⁸ REAL ESTATE **46 Elphinstone Road, Tranent, EH33 2HH**
Estate Agents and Solicitors **Approximate Gross Internal Area: (980 sq ft - 91 sq m.)**



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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