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## 23/4, Bridge Street, Tranent, East Lothian, EH33 1AQ

Tastefully Presented, One Bedroom, First floor Flat.

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# Property Description

Tastefully presented, one-bedroom, first floor flat, forming part of an impressive converted period townhouse. Located conveniently in the centre of the popular town of Tranent, East Lothian.

Comprises an entrance hall, living / dining room, kitchen, a double bedroom, and a shower room.

Highlights include tall ceilings, varnished wood-flooring, ornate cornice work, and northward skyline views to the Forth and Fife.

In addition, there is a modern kitchen and bathroom, Nest gas central heating, and an allocated store in the communal hall.

The building has an impressive communal entrance and stairway with good natural light, and a secured entry system.

The hall gives access to all rooms except the kitchen, and offers space for outerwear and the secured entry handset whilst varnished wood-flooring continues into the living spaces. A spacious, corner aspect, public room features period ornate cornice work, tall recessed windows, window box storage, and a period fireplace with marble surround.

Set internally off the lounge, the kitchen has a built-in store cupboard, whilst fitted worktops and units include a sink with drainer, washing machine, fridge/freezer and an integrated electric oven and hob.

The double bedroom has ample space for free standing storage, period cornice work, and a pendant light fitting.

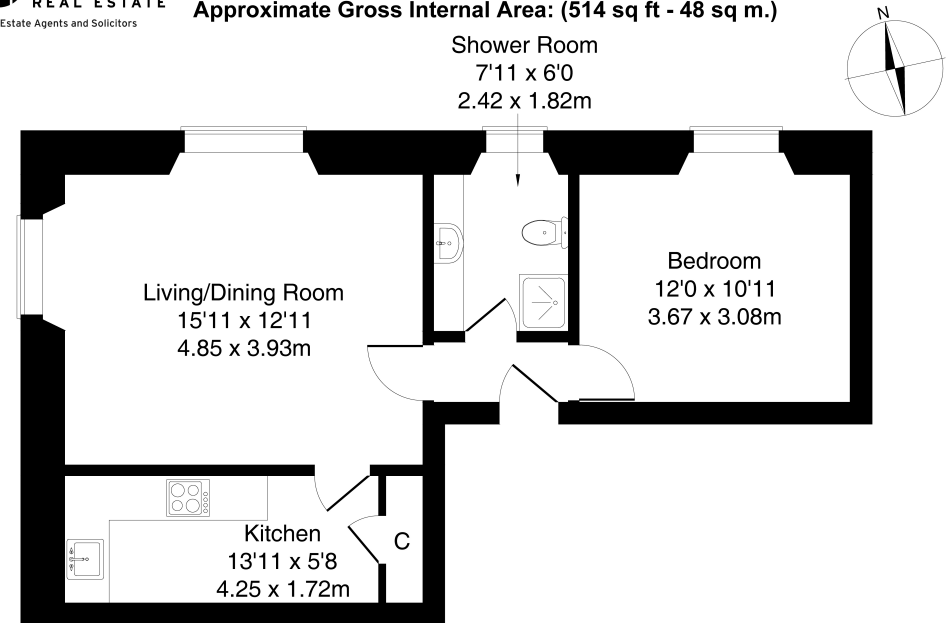
A generous shower room has a fitted unit and sink, and a corner cubicle with a mains shower and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (514 sq ft - 48 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. 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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