



## 2/1 Elder Court, Elder Street, Tranent, East Lothian, EH33 1EN

Tastefully Presented and Spacious, Two-Bedroom, Ground-Floor Apartment

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# Property Description

Tastefully presented and spacious, two-bedroom, ground-floor apartment, with private, residential parking. Set in a modern, residential development, set on a quiet side street, in the heart of Tranent, East Lothian.

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

Highlights include a modern, fitted kitchen, with integrated appliances, contemporary flooring, gas central heating and double glazing. In addition, there is light, neutral decor throughout and good integrated storage, including integrated wardrobes.

The development also provides landscaped grounds and ample, private residential parking.

Combi boiler last serviced January 2024. Gas Safety Certificate and EICR up to date.

A welcoming entrance hall, with storage, is finished with neutral decor and wood-effect flooring, which continues into a living room on the right. The bright reception room enjoys generous, natural light, from a large, west-facing window and offers plenty of versatile space for freestanding furniture. Across the hall, a kitchen, with space for seated dining, is fitted with wood-effect units, granite-effect worktops and white splashback tiling, whilst appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer, a dishwasher and a washing machine.

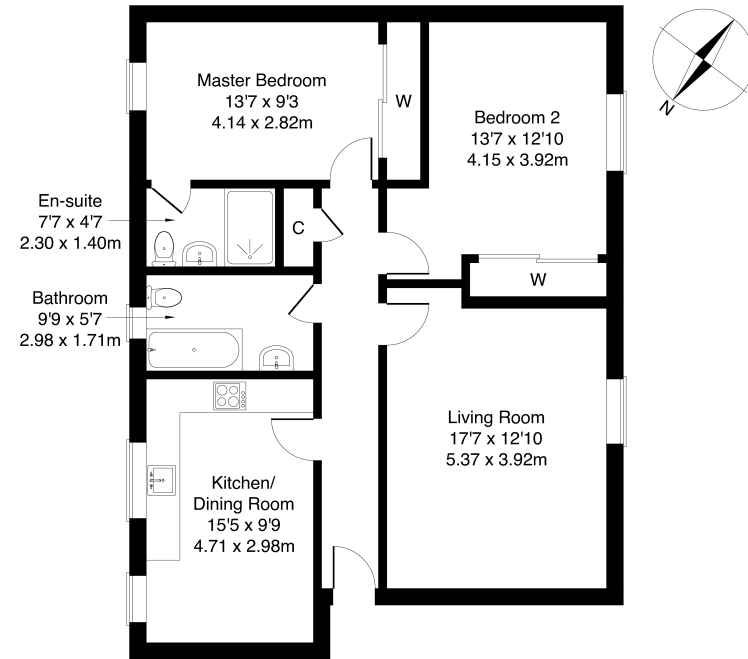
Set to either aspect, two double bedrooms are carpeted and benefit from built-in wardrobe storage, whilst the master bedroom further enjoys a modern, en-suite shower room.

Completing the accommodation, a naturally lit bathroom comprises a three-piece suite, a shower-over-bath and tiled



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Approximate Gross Internal Area: (926 sq ft - 86 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 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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