



21 Fullarton Bank, Tranent, East Lothian, EH33 1EY

Light & Beautifully Presented, Three-Bedroom, Semi-Detached Family Home

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Property Description

Light and beautifully presented, three-bedroom, semi-detached family home, with gardens, a driveway and an integrated garage. Set in a quiet cul-de-sac plot of a modern residential development in Tranent, East Lothian, south of the town centre and with easy access to the A1.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen and bathroom, contemporary flooring, and skyline views to the Forth and Fife. In addition, there is gas central heating, double glazing, and superb storage, including a loft and a garage with power and lighting.

Externally, there is a lawn and driveway to the front; whilst the south-facing rear garden features a shed, and a lawn with both paved and a wood-decked patio.

The small modern development also offers additional unrestricted on-street and visitor parking bays, and a central 'village green.'

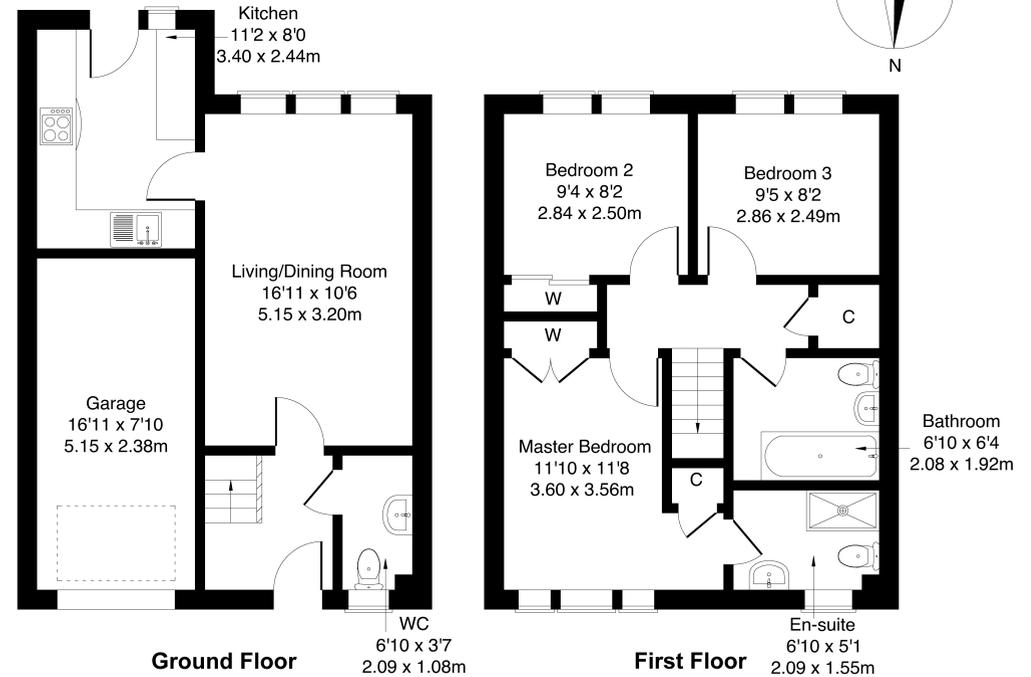
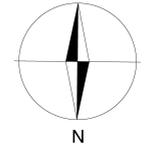
The welcoming entrance hall leads directly into the living room, with a conveniently positioned WC located to the right, offering everyday convenience for residents and guests alike. The living and dining room provides a bright and comfortable space for relaxing and entertaining. Featuring wood-effect flooring, a central light fitting and a window that fills the room with natural light, it offers ample room for both lounge seating and a dining area, creating a versatile setting for everyday living. Accessed from the living and dining room, the modern fitted kitchen is well arranged and finished with wood-effect flooring, a central light fitting, stone-effect worktops and a tiled splashback. A sink with a drainer sits beneath the worktop space, while a door provides direct access to the rear garden. Integrated appliances include a fridge freezer, oven and gas hob with a canopy above, creating a practical and stylish cooking space.

Moving upstairs, the master bedroom offers a comfortable and well-proportioned retreat, complete with carpeted flooring, a built-in wardrobe, a built-in storage cupboard and a central light fitting. The room also benefits from access to a modern en suite, providing additional privacy and convenience. Across the hall, bedroom two is another bright and spacious room, featuring carpeted flooring and a built-in wardrobe with mirrored sliding doors, helping to maximise both storage and light within the space. A further well-sized bedroom is also located on the first floor, finished with carpeted flooring and offering flexible use as a guest room, home office or additional bedroom. Positioned next to a built-in storage cupboard and completing the property, the modern fitted three-piece bathroom features tiled flooring, a tiled splashback surround, spotlighting and a shower over the bath, providing a clean and contemporary finish.

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Approximate Gross Internal Area: (958 sq ft - 89 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, 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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