



34 COAL NEUK COURT

TRANENT
EH33 1DR



2 BED



1 BATH

Fabulous opportunity to own 25% of this two-bedroom second-floor flat, located in a modern residential development in Tranent. The well-presented home boasts generous reception space and a modern dining kitchen, plus access to a communal garden and allocated parking.



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THE PROPERTY

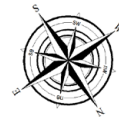
- Set on the second floor of a popular residential development in Tranent, boasting immaculate modern interiors and stylish presentation throughout, this appealing two-bedroom home offers shared outdoor space and private parking, and enjoys a convenient location, close to local shopping, amenities and transport links.
- Approached via a secure entry system, an airy entrance hall, with handy built-in storage, welcomes you into the home.
- To the right of the hall, an attractively presented reception room enjoys an abundance of natural light from generous glazing, and promises a comfortable setting, with versatile floorspace, for everyday living and relaxation.
- Next door, a kitchen is appointed with a range of modern wood-styled cabinetry, and equipped with an integrated oven, a ceramic hob, a statement extractor hood, a washing machine and space for a fridge/freezer, whilst plenty of room is available for a dining table and chairs.
- Tastefully presented in a palette of contemporary grey and carpeted for optimal comfort, two double bedrooms maximise floorspace with built-in wardrobe storage, and offer ample space for a variety of freestanding furnishings.
- Completing the accommodation, a large shower room features a glazed corner shower enclosure, a WC and a basin set into storage, all enveloped in marble-effect aqua-panelling and stylish large-format tiles.
- Electric heating and double glazing are found throughout.
- Externally, residents enjoy access to a well-maintained communal garden, with a handy drying green, and the flat is accompanied by an allocated parking space.
- Extras: Included in the sale are all fitted floorcoverings, window coverings, light fittings, integrated kitchen appliances and the washing machine. Some items of furniture may be available by separate negotiation.
- The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £224.58 is payable to the Association.
- There is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.
- EPC Rating: D



All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

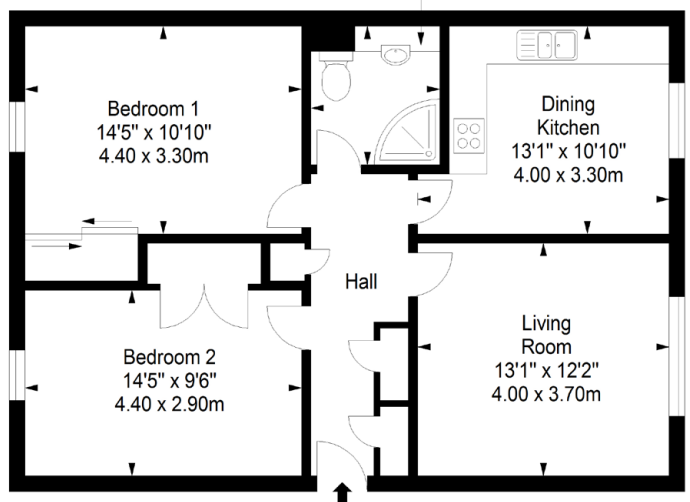
LOCATION

Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library, and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex, and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



Top Floor
Approx. 73.3 sq. metres (789.0 sq. feet)

Shower Room
7'3" x 6'7"
2.20 x 2.00m



Total area: approx. 73.3 sq. metres (789.0 sq. feet)

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.