



31 FLEETS GROVE

TRANENT, EAST LOTHIAN
EH33 2QB



2 BED



1 BATH

A well-presented, two-bedroom, detached bungalow in popular Tranent, offering bright and airy accommodation, generous private parking, and well-maintained gardens, including a fully-enclosed rear garden with a southerly-facing aspect.



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THE PROPERTY

- This detached bungalow is a charming residence that is well-suited to a wide demographic, including downsizers, commuting professionals, first-time buyers, and young families. The home is presented in neutral tones throughout, and is in a lovely setting in Tranent, positioned close to open countryside, local schooling, and public transport links.
- Stepping into the home, a central hall with two cupboards provides a warm welcome before leading right into the living/dining room.
- Ideal for everyday use, this reception area has a generous footprint for both lounge furniture and a table and chairs. It is bathed in natural light from a large window, and is further enhanced by crisp white décor and a snug carpet.
- A sliding door leads through to the kitchen, which is well-appointed with modern cabinets and plenty of workspace. It includes a freestanding electric cooker, a washing machine, and a fridge.
- The two bedrooms are side by side, overlooking the back garden. The principal bedroom is a good-size double with a built-in mirrored wardrobe, whereas bedroom two is a versatile space that can house a double bed or be used as a large single. Both rooms are decorated in light neutral tones and laid with carpets.
- A bright bathroom, with a three-piece suite and overhead shower, finishes the accommodation.
- Gas central heating and double glazing ensure year-round comfort.
- Externally, there are well-kept gardens to the front and fully-enclosed rear, the latter featuring a sunny, southerly aspect. There is also a detached garage that has been transformed into a large store and garden store, with parking for multiple cars still provided via a long driveway.
- EPC Rating - D
- Extras: all fitted floor and window coverings, light fittings, a freestanding electric cooker, a washing machine, and a fridge to be included in the sale.



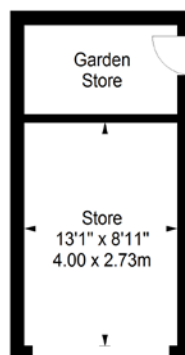
All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

TRANENT, EAST LoTHIAN

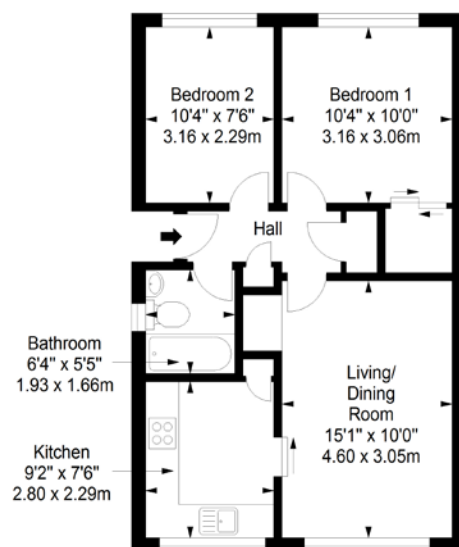
Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent 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.



Store
Approx. 15.8 sq. metres (170.0 sq. feet)



Ground Floor
Approx. 49.4 sq. metres (531.8 sq. feet)



Total area: approx. 65.2 sq. metres (701.8 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.