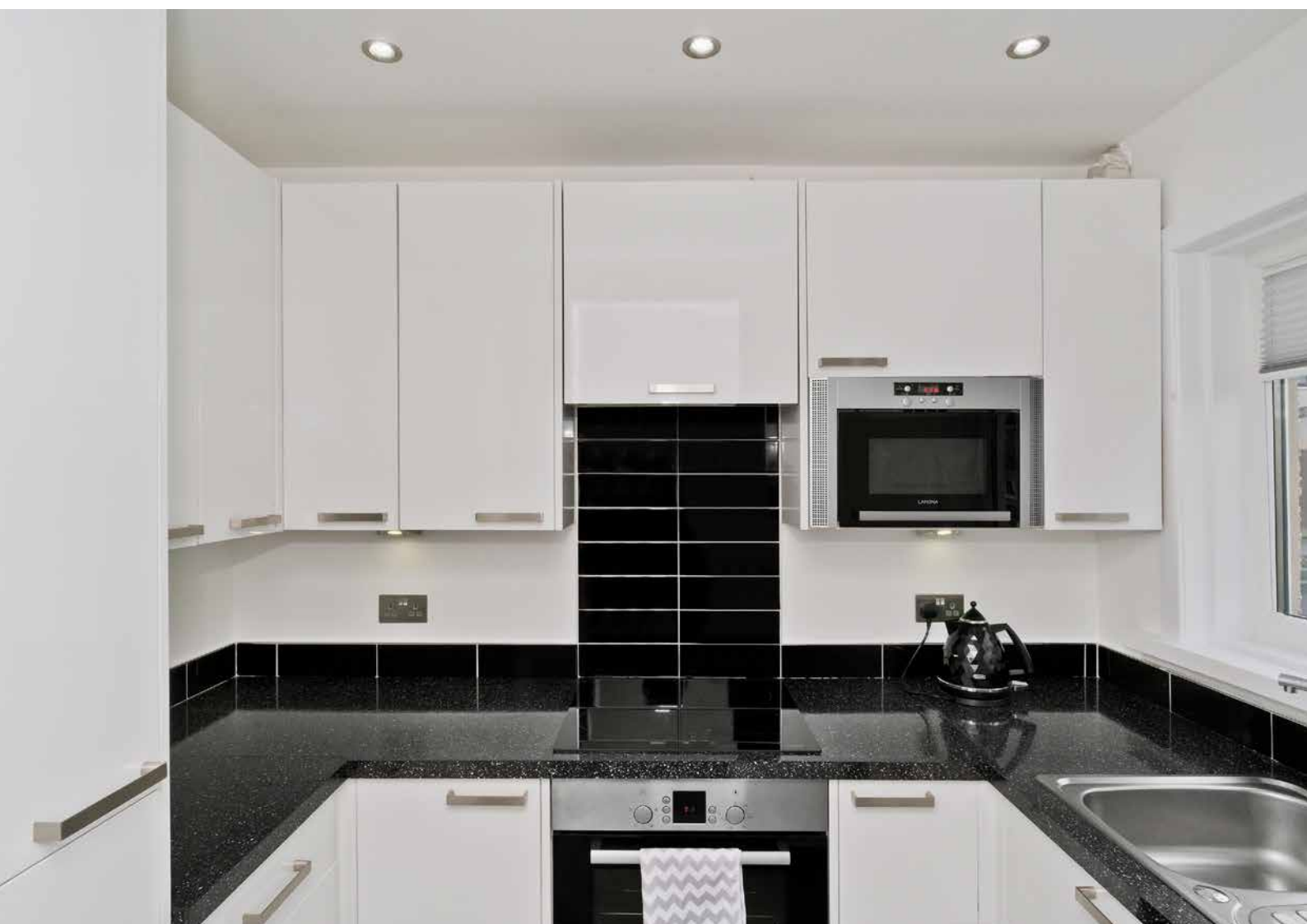




6 CARLAVEROCK CLOSE TRANENT, EAST LoTHIAN, EH33 2PP

A two-bedroom end-terrace house offering a true walk-in condition, with modern fixtures and fittings and neutral interiors finished to a high standard. Sure to appeal to a wide demographic, including commuting professionals and young families, the home further benefits from a southeast-facing rear garden and a desirable setting in popular Tranent, positioned within walking distance of amenities, schooling, and transport links.



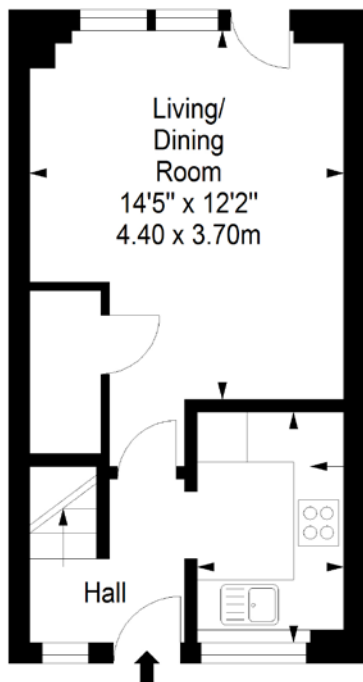


PROPERTY FEATURES

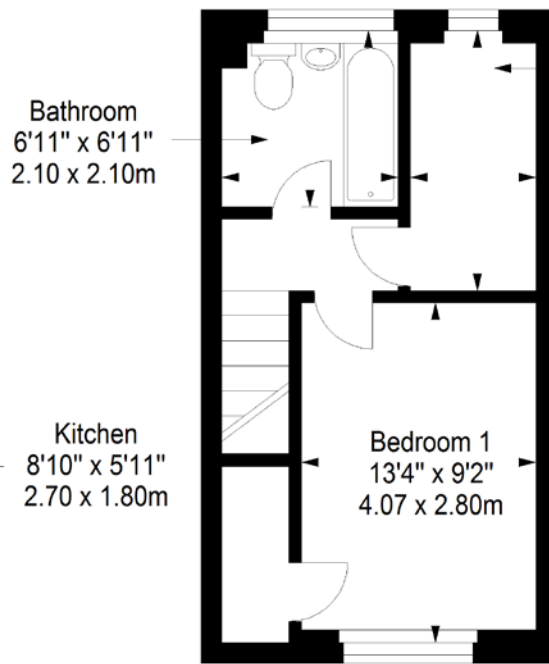
- Attractive end-terrace house
- Cul-de-sac setting in Tranent
- Presented in excellent order
- Welcoming entrance hall
- Large living/dining room with rear garden access
- Contemporary kitchen
- One double bedroom
- Versatile box bedroom
- Modern three-piece bathroom with a shower over bath
- Well-kept front garden
- Fully-enclosed rear garden
- Unrestricted on-street parking
- Gas central heating & double glazing
- EPC Rating - C

Extras: all fitted floor coverings, window blinds, light fittings, and integrated appliances (oven, ceramic hob, microwave, and fridge/freezer) to be included in the sale.

Ground Floor
Approx. 26.9 sq. metres (289.6 sq. feet)

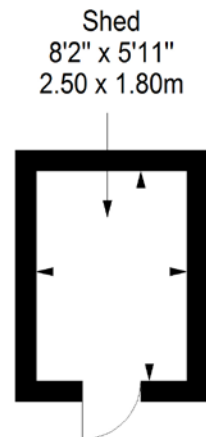


First Floor
Approx. 26.5 sq. metres (285.3 sq. feet)



Box
Bedroom 2
10'2" x 4'11"
3.10 x 1.50m

Shed
Approx. 4.5 sq. metres (48.4 sq. feet)



Total area: approx. 57.9 sq. metres (623.3 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.

