




GARDEN STIRLING BURNET

25 COALGATE ROAD
TRANENT, EAST LoTHIAN, EH33 1JH

 **3** |  **1** | EPC RATING **D** | COUNCIL TAX BAND **B**



This three-bedroom semi-detached house is a bright and spacious property, which enjoys a desirable location in Tranent. It is close to the local primary school, and is within easy reach of the high school, excellent amenities and supermarkets, as well as regular transport links. The southwest-facing home also features modern interiors with new doors and predominantly neutral décor, providing a blank slate for buyers. In addition, it has excellent storage, private parking, and a fully-enclosed rear garden.

Entering the home, you are invited inside by a hall with built-in storage. It is decorated in crisp white and laid with a hardwood floor, which runs throughout much of the property. The appealing décor and flooring also flow through to the living/dining room. Here, it creates a blank canvas for buyers and an attractive minimalist style. The room is spaciouly proportioned for both lounge and dining furniture and it is brightly illuminated by dual-aspect glazing, including patio doors to the rear garden. Sat adjacent, the kitchen has a modern design, fitted with handle-less cabinets and wood-toned worktops, providing plenty of storage and workspace. It comes with an integrated ceramic hob and raised double oven, a freestanding fridge/freezer, and a washing machine.

FEATURES

- Bright and spacious semi-detached house
- Desirable location in popular Tranent
- Near amenities, schools, and transport links
- Modern neutral interiors
- Welcoming entrance hall with storage
- Large, dual-aspect living/dining room
- Modern, well-appointed kitchen
- Naturally-lit landing with airing cupboard
- Three double bedrooms with wardrobes
- Modern bathroom with overhead shower
- Low-maintenance front and rear gardens
- Private driveway for off-street parking
- Gas central heating and double glazing





The home has three double bedrooms, which all come with built-in wardrobes, modern styling, and easy-to-maintain floors. The dual-aspect principal bedroom and second bedroom both have additional storage and they reside on the first floor, off a naturally-lit landing with brand-new carpeting and an airing cupboard. Meanwhile, the third bedroom is easily accessible on the ground floor. Finally, the home is completed by a first-floor bathroom, which features a three-piece suite, comprised of a floating washbasin, a toilet, and a double-ended bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort. Outside, the home is flanked by low-maintenance gardens to the front and rear; the latter comes fully enclosed and provides a patio area for summer dining and a shed for storage. To the front, there is also a private driveway for off-street parking. Extras: all fitted floor coverings, light fittings, integrated appliances, a freestanding fridge/freezer, and a washing machine to be included. Council Tax Band: TBC







TRANENT

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.



SCAN HERE
To learn more about Tranent





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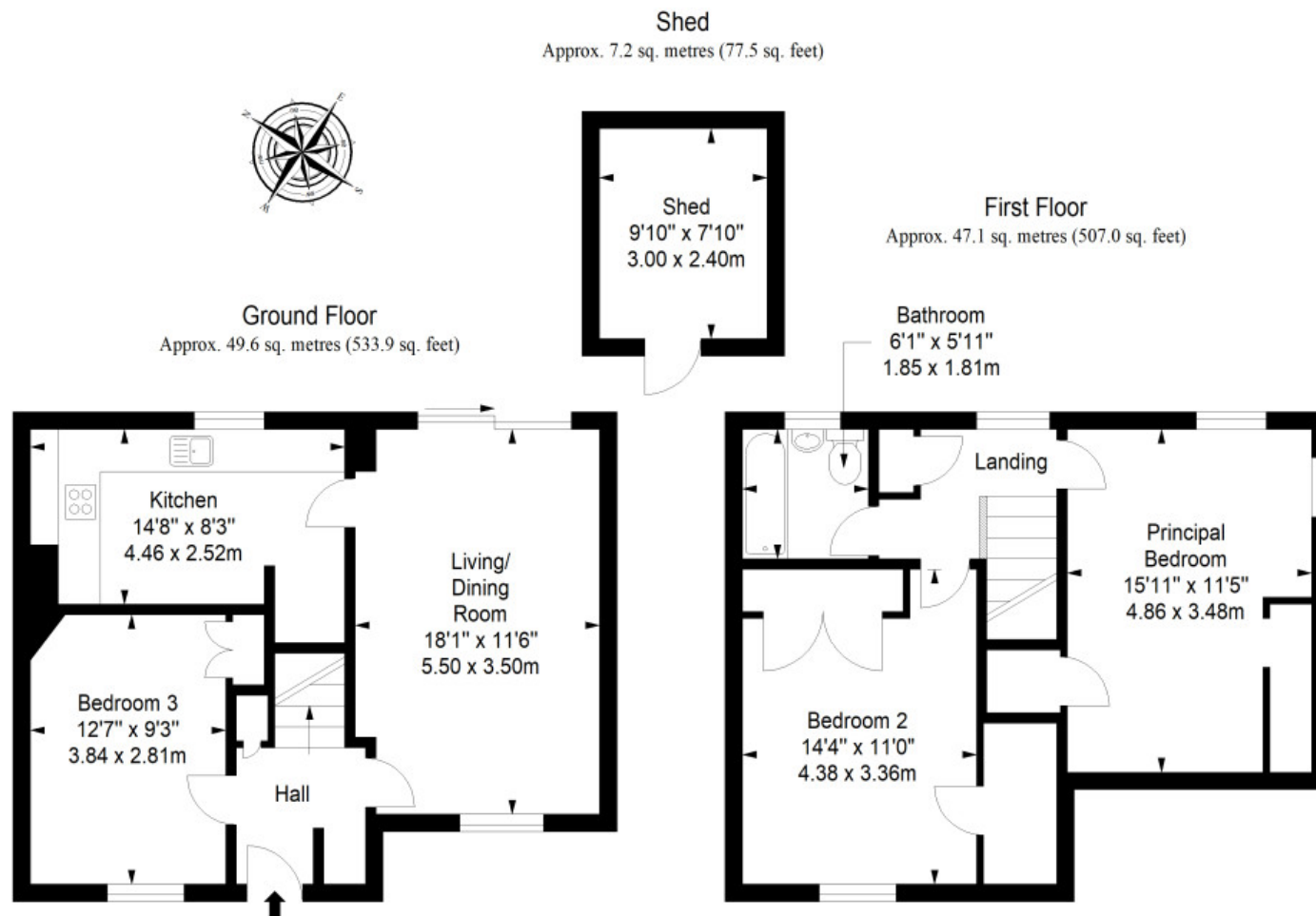
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HOUSE SALES

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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.

FLOORPLAN



Total area: approx. 103.9 sq. metres (1118.4 sq. feet)