



GARDEN STIRLING BURNET

68 YOUNG AVENUE
TRANENT, EAST LOTHIAN, EH33 2DE





Conveniently situated just 5 minutes' walk from Tranent town centre, this end-terraced house boasts three bedrooms, a modern shower room, a handy ground-floor WC, and generous living space, with a south-facing sitting room and a stylish dining kitchen. Externally, the ideal family home occupies a good-sized plot with low-maintenance gardens, including a summer house, and a private driveway. Set on a large corner plot with a quiet residential setting close to central amenities, this three-bedroom end-terraced house in popular Tranent represents a perfect family home with generous living space, low-maintenance gardens, including a summer house, and a private driveway. The front door is reached via a gated lawned garden and opens into a hall leading directly to an inviting living room. This sunny, dual-aspect sitting area stretches the entire depth of the house, arranged around an elegant contemporary fireplace with a living flame fire. Conveniently adjoined to the reception area is a stylish kitchen with a social central dining area. Fully integrated to create an immaculate finish, the kitchen comes well-appointed with sleek oak-toned cabinetry paired with an illuminated worktop and a full complement of goods comprising an eye-level oven and microwave, a gas hob, a fridge freezer, and a washing machine. To the rear of the kitchen lies good built-in pantry storage, a handy WC, and a garden entrance.

FEATURES

- Central amenities within walking distance
- End-terraced house on a large corner plot
- Entrance hall
- Generous south-facing living room with living flame fire
- Contemporary integrated kitchen with dining area
- Two double bedrooms
- One single bedroom
- Good built-in storage
- Modern shower room
- Ground-floor WC
- Gardens to front, side & rear with two sheds & a summer house
- Private driveway
- GCH & DG





On the first floor, a landing (with storage) affords access to a rear-facing principal bedroom, a further double, and a single bedroom, with all rooms benefiting from incorporated storage. Also found at this level is a tastefully appointed shower room featuring a modern WC suite with good vanity storage and a large walk-in shower enclosure. The property benefits from the efficiency and comfort of gas central heating and full double glazing.

Externally, the generous, enclosed plot incorporates low-maintenance gardens to the front, side, and rear of the property and a private driveway. The paved rear garden is ideal for barbeques and alfresco dining and benefits from gated side access, a summer house, and two sheds.

Extras: All fitted floor and wall coverings, light fittings, and integrated appliances are included in the sale.







TRANENT, EAST LoTHIAN

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The bustling town, which has enjoyed considerable development over the past few years, 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 only takes 20 minutes. Perched on a hill, Tranent enjoys lovely views across the Firth of Forth towards Fife and the surrounding rolling hills. The town centre offers a good variety of shops, banks, various restaurants, pubs and a library. Located in the heart of Tranent, the Loch Centre is a dedicated sports and community centre with a 25-metre swimming pool, a multi-purpose sports hall, dance studios, a gym and a children's soft play area. Residents area also just a short drive from East Lothian's various golf courses, which are regarded as some of the best in Scotland. For more extensive retail and leisure, nearby Fort Kinnaird Retail Park hosts a range of large retail outlets and restaurants. Primary and secondary schooling are catered for in the town; tertiary and further education is available at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington



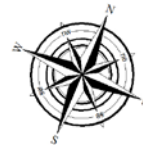
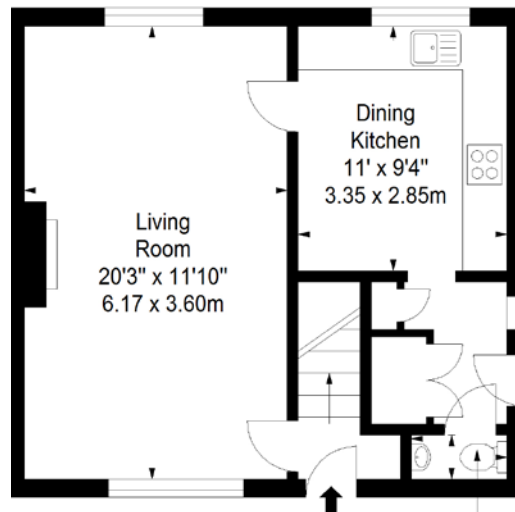
HOUSE SALES

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.

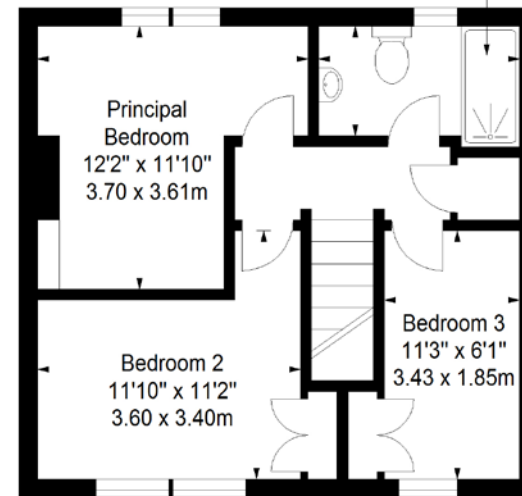
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 40.9 sq. metres (440.3 sq. feet)

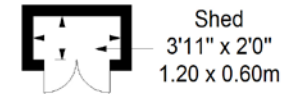


First Floor
Approx. 40.9 sq. metres (440.3 sq. feet)

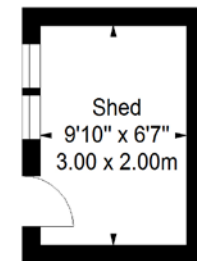


WC
4'5" x 2'0"
1.34 x 0.60m

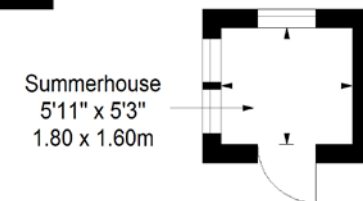
Shed
Approx. 0.7 sq. metres (7.5 sq. feet)



Shed
Approx. 6.0 sq. metres (64.6 sq. feet)



Summerhouse
Approx. 2.8 sq. metres (30.1 sq. feet)



Total area: approx. 91.3 sq. metres (982.8 sq. feet)