



GARDEN STIRLING BURNET

15 FULLARTON BANK
TRANENT, EAST LoTHIAN, EH33 1EY





This three-bedroom semi-detached house is a bright and spacious residence that forms part of a modern development in Tranent. It features a well-appointed kitchen and two bathrooms, as well as private parking for two cars and a southeast-facing rear garden that is family friendly. In addition, the home is brought to market in excellent decorative order, with attractive interior design throughout.

Inside, an entrance hall provides a warm welcome and a convenient WC. Directly ahead is the spacious living/dining room. This inviting reception area has an on-trend colour palette, with soothing décor and a wood-inspired floor. It is fashionable and easy to style; plus, it has a southeast-facing window for an abundance of daily sun. Next door, the kitchen has generous cabinet storage and excellent work surface space, housing an integrated double oven and five-burner gas hob. It provides garden access and also comes with a freestanding fridge/freezer, and space for a dishwasher and washing machine. The three bedrooms are upstairs, extending off a landing with a linen cupboard. Each room is finished with modern décor and soft carpeting for comfort. The principal bedroom further boasts a built-in wardrobe and additional storage, as well as a contemporary en-suite shower room.

FEATURES

- A bright and spacious semi-detached house
- Part of a modern development in Tranent
- Attractive interior design throughout
- Welcoming entrance hall with a handy WC
- Spacious, southeast-facing living/dining room
- Well-appointed kitchen with garden access
- Principal suite with storage and en-suite
- Two additional bedrooms (one with storage)
- Contemporary en-suite shower room
- Quality family bathroom with 3pc suite
- Rear garden with southeast-facing aspect
- Private driveway and integrated garage
- Gas central heating and double glazing







The two remaining bedrooms (one with a built-in wardrobe) both benefit from garden views. They are served by a family bathroom with a quality three-piece suite. Gas central heating and double glazing ensure a warm, yet cost-effective living environment all year round.

Outside, the home has a fully-enclosed rear garden which enjoys a suntrap, southeast-facing aspect. It has a landscaped design, and is securely divided into two sections: one laid with an artificial lawn and the other with a dining patio. To the front of the property, there is also a private driveway and an integrated single garage.

Extras: all fitted floor coverings, window blinds, light fittings, integrated appliances, and a fridge/freezer to be included in the sale







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.





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