



GARDEN STIRLING BURNET

**12 ROSS CRESCENT**  
TRANENT, EAST LoTHIAN, EH33 2BD





## SUMMARY

Forming part of an established residential development in Tranent, this upper villa offers two bedrooms, a spacious reception room, a contemporary kitchen, and a modern bathroom, plus a private rear garden and access to unrestricted on-street parking. The villa represents an ideal purchase for first-time buyers, professionals, couples, young families, and rental investors alike.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







"This two-bedroom upper villa in Tranent is presented with attractive, modern interiors and accompanied by a private garden."







**"The home would be an ideal purchase for first-time buyers, professionals, couples, and rental investors alike."**

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## **FEATURES**

- Upper villa in Tranent
- Shared entrance
- Hall with built-in storage
- Good-sized living/dining room
- Attractive, contemporary kitchen
- Two double bedrooms with built-in storage
- Modern bathroom
- Private rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing







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

