



GARDEN STIRLING BURNET

14 CAESAR WAY,
TRANENT, EAST LoTHIAN, EH33 2JA





SUMMARY

Part of an established development, this one-bedroom first-floor flat is a charming residence in the heart of Tranent. It is located near amenities, transport links, and green spaces, and is just under 30 minutes by car from Edinburgh city centre. The property is well-presented throughout, with excellent built-in storage and modern fixtures and fittings, including a well-appointed kitchen and a quality bathroom. It is sure to appeal to first-time buyers, commuting professionals, and couples alike.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

FEATURES

- Well-presented first-floor flat
- Situated in popular Tranent
- Bright and spacious accommodation
- Modern interior design throughout
- Welcoming entrance hall with storage
- Southeast-facing living/dining room
- Modern kitchen with additional storage
- Large double bedroom with storage
- 3pc bathroom with overhead shower
- Large communal garden and public greens
- Unrestricted on-street parking bays
- Gas central heating and double glazing





OFFERS TO:
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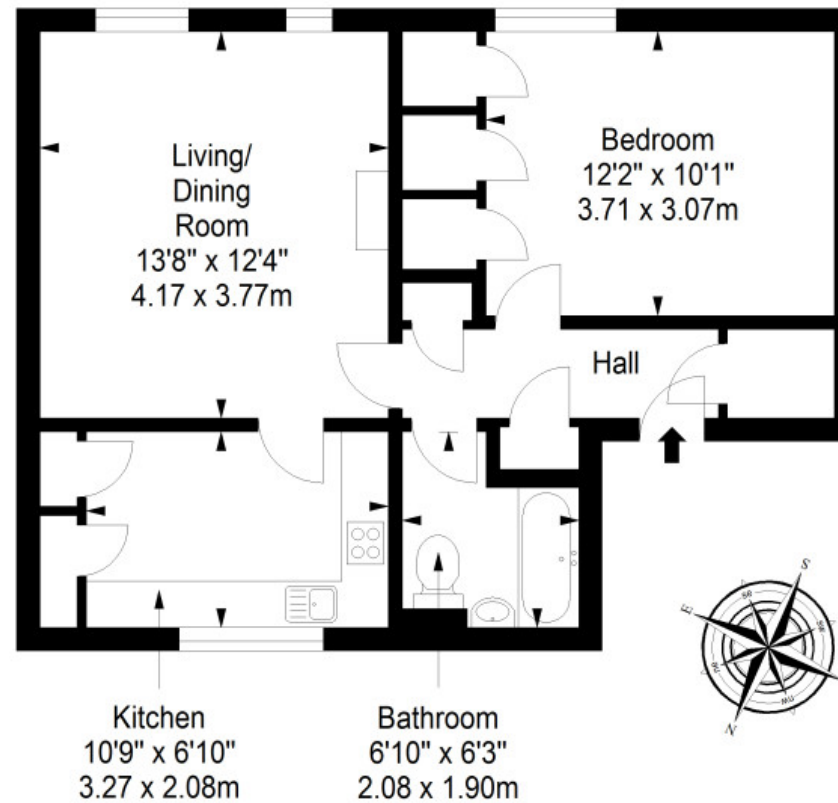
HOUSE SALES

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

First Floor
Approx. 48.5 sq. metres (522.0 sq. feet)



Total area: approx. 48.5 sq. metres (522.0 sq. feet)