



boyd property

16 Fullarton Bank
TRANENT | EH33 1EY

16 Fullarton Bank

TRANENT | EH33 1EY

Description

Boyd Property are delighted to present to the market this stunning, luxurious 4-bedroom townhouse, located within a modern well established residential development in Tranent, East Lothian, south of the town centre and with easy access to the A1. The property has been finished to an exceptionally high standard throughout with quality fixtures, fittings, and flooring, no expense has been spared by the current owners. The accommodation briefly comprises an entrance hall which instantly gives a welcoming family feel and this continues as you enter the bright lounge, which provides a comfortable space for relaxing. The stylish kitchen/dining room is flooded with natural light from French doors, which provide wonderful views over the rear garden. The kitchen area is fitted with a good selection of quality base and wall mounted units and is finished with complimentary worktop surfaces incorporating an integrated oven, hob and hood and boiling water tap. There is a useful downstairs WC. A carpeted staircase leads to the first-floor landing to three good sized bedrooms and a modern family bathroom with glass screen and shower over the bath. A further carpeted staircase leads to the second floor which gives access to the master bedroom, which provides a tranquil retreat and comes complete with a sleek ensuite shower room. The property benefits from gas central heating, double glazing, private front garden and a beautiful, landscaped rear garden with patio, lawn, and decked areas for outdoor entertaining and residents on street parking within the development. This property truly showcases the perfect example of modern, functional family living and viewing is therefore essential to fully appreciate the size, standard and quality of accommodation on offer.

Location

Tranent is a historic town in East Lothian, located just off the A1, and offers a mix of modern housing developments surrounding the old town centre with its traditional stone-built buildings. The vibrant centre has supermarkets including an ASDA and ALDI, a doctor's surgery, leisure centre, library, and post office, whilst Fort Kinnaird and Straiton retail parks have an extensive range of major high-street names, restaurants, and a multi-screen cinema. Set amid rolling countryside, Tranent is well-placed for access to the East Lothian coastline and many superb beaches. For anyone commuting into Edinburgh, there is direct access via the A1 to the city bypass and A199. There are also regular bus services available from the High Street, and train services from nearby Musselburgh, Wallyford, or Prestonpans.

Extras

All fitted floor coverings and integrated kitchen appliances.

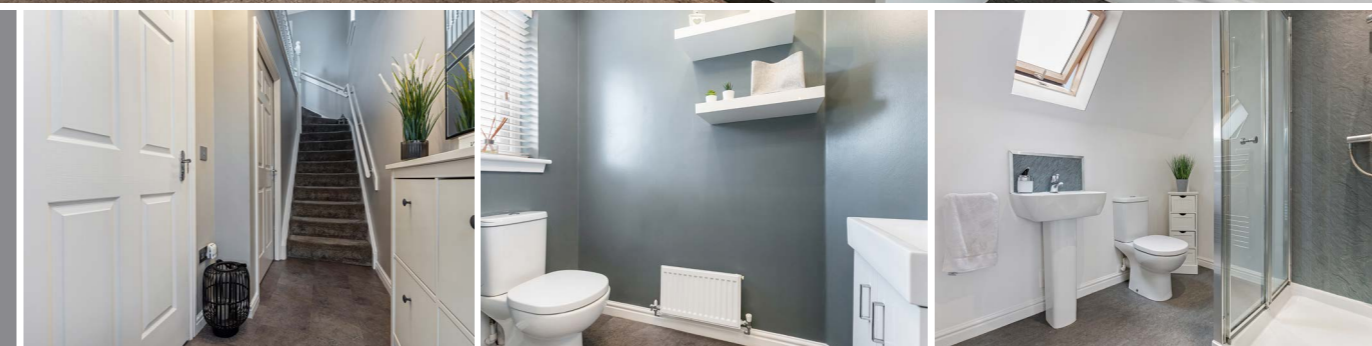
Price & Viewing

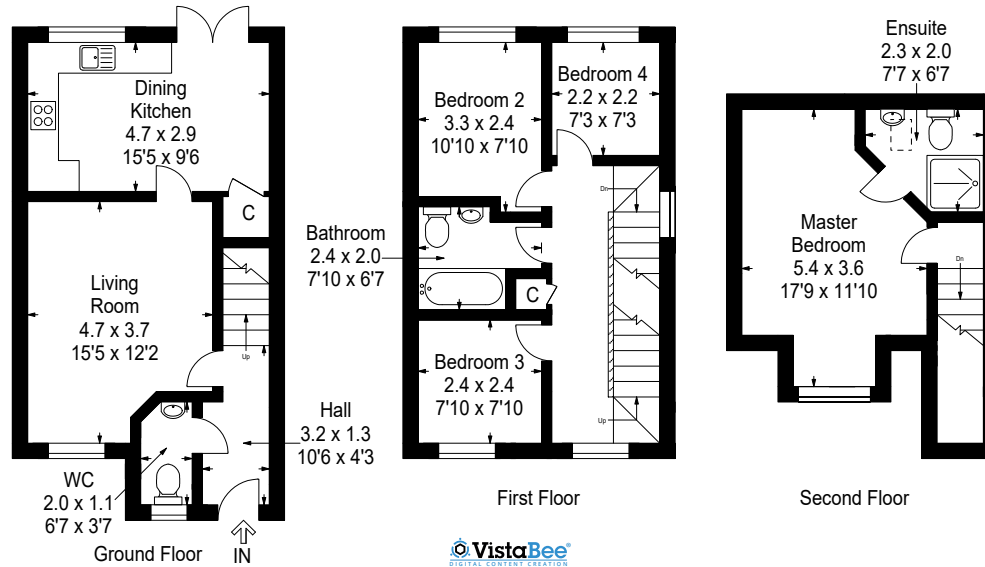
For price and viewing information contact Agents.



Features

- Entrance hall
- Lounge
- Kitchen/Dining room
- Downstairs WC
- First floor landing
- 3 Bedrooms
- Bathroom with shower
- Second floor landing
- Master bedroom with ensuite shower room
- Double glazing
- Gas central heating
- Private garden to front and rear
- Residents on street parking





Approximate Internal Floor Area 1087 Sq Ft / 101 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2023

Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

I Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

