



GARDEN STIRLING BURNET

35 BANKPARK CRESCENT
TRANENT, EAST LoTHIAN, EH33 1AS





SUMMARY

This semi-detached house is situated within an established residential area of Tranent and offers two reception rooms, a kitchen, three bedrooms, a bathroom, and a WC, all arranged over the ground and first floors, and two split levels. The accommodation is well-presented with attractive, modern décor and comes accompanied by a sunny garden, a detached single garage, and a private driveway.

Extras: Living room and principal bedroom window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







"This three-bedroom semi-detached house is presented with stylish, modern interiors."







"The home lies close to Tranent's excellent amenities and is sure to appeal to a wealth of buyers."

FEATURES

- Semi-detached house in Tranent
- Attractive, modern interiors
- Entrance vestibule and hall with storage and a WC
- Sunny living room
- Southeast-facing dining room
- Modern kitchen
- Three well-proportioned double bedrooms (two with built-in wardrobes)
- Bathroom with shower-over-bath
- Sunny garden
- Detached single garage
- Gas central heating
- Double-glazed windows (windows and doors replaced in Sep 2022)





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



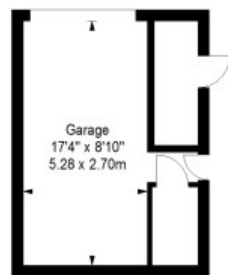
HOUSE SALES

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.

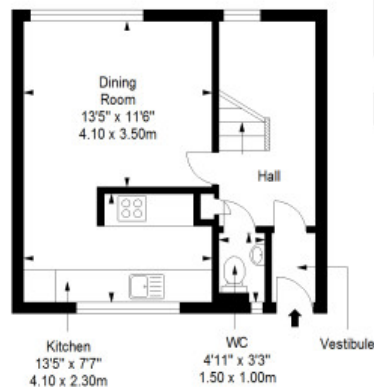
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

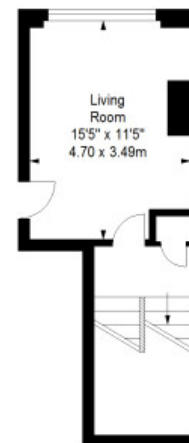
Garage
Approx. 20.1 sq. metres (216.4 sq. feet)



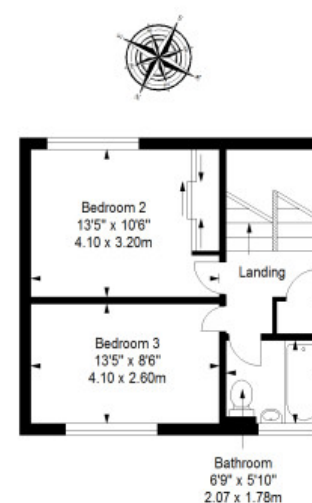
Ground Floor
Approx. 37.8 sq. metres (406.9 sq. feet)



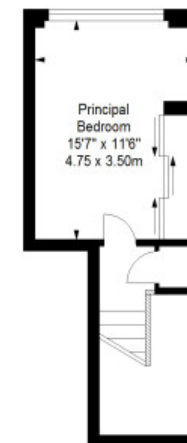
Ground Floor Half Landing
Approx. 21.2 sq. metres (228.2 sq. feet)



First Floor
Approx. 37.8 sq. metres (406.9 sq. feet)



First Floor Half Landing
Approx. 20.3 sq. metres (218.5 sq. feet)



Total area: approx. 137.2 sq. metres (1476.9 sq. feet)