



GARDEN STIRLING BURNET

**45 KING'S ROAD,
TRANENT, EAST LoTHIAN, EH33 2HA**





SUMMARY

Set away from the road on a cul-de-sac, this end-terrace house has a quiet position in the East Lothian's town of Tranent, located within easy reach of amenities, transport links, and schools. It is a bright and spacious residence which offers three reception rooms, three double bedrooms, and two washrooms; plus, it has a sizeable rear garden that catches lots of sun. Whilst some buyers may find it beneficial to apply a modern touch to the property, the home remains an excellent prospect for a wide demographic, especially amongst those seeking close proximity to the countryside and an easy commute to the capital.

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







**"A spacious end-terrace house in
Tranent, boasting three reception
rooms, three double bedrooms, and
two washrooms"**







"Offers a quiet setting within easy reach of picturesque countryside and the capital, which is a short 30 minute-drive away"

FEATURES

- Spacious end-terrace house
- Situated in popular Tranent
- Entrance vestibule with a WC
- Bright central hall
- Garden-facing living room
- Dining room with under-stair storage
- Triple-aspect conservatory
- Large breakfasting kitchen
- Three double bedrooms
- Three-piece bathroom
- Enclosed, low-maintenance rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing





OFFERS TO:
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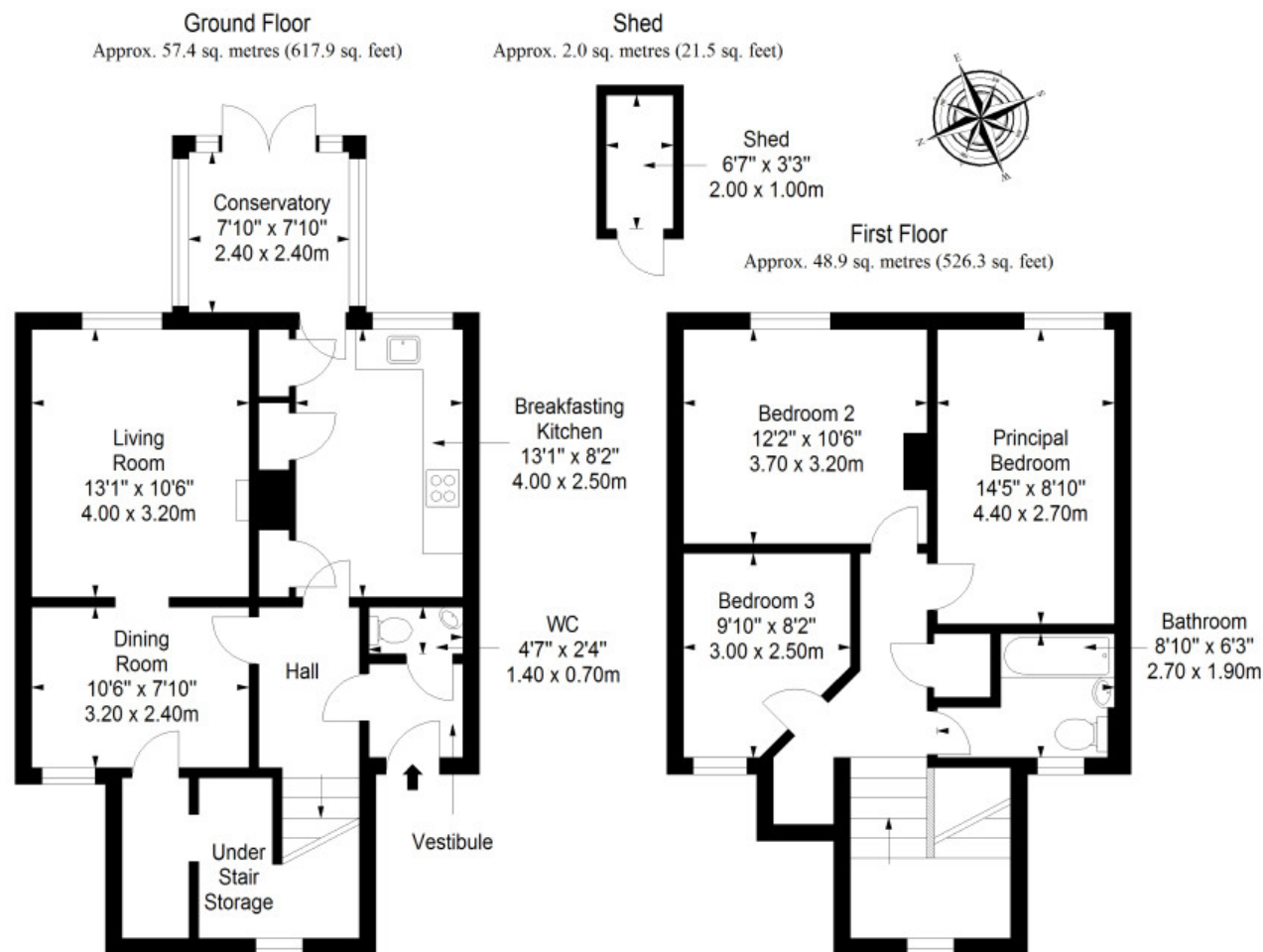


HOUSE SALES

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



Total area: approx. 108.3 sq. metres (1165.7 sq. feet)