



GARDEN STIRLING BURNET

43 ORMISTON ROAD
TRANENT, EAST LoTHIAN, EH33 2BE





Enjoying three bedrooms, a large reception room, a kitchen, and a bathroom, all enhanced by well-presented, modern interiors, this end-terrace house is set within an established area of Tranent and is accompanied by front and rear gardens and a timber-frame garage. The house is sure to appeal to wide variety of buyers and lies close to the town's excellent amenities.

The home's front door opens into a welcoming hall with built-in storage, where the attractive interiors are immediately introduced with earthy-toned décor and wood-styled flooring. Leading off the hall to the left is the wonderfully bright and spacious reception area, spanning the entire depth of the property and lit by dual-aspect windows. The elegantly decorated room is fitted with the same flooring as the hall and offers ample space for configurations of furniture catering for both relaxation and dining, with patio doors to the rear opening onto the back garden. The neighbouring kitchen (with garden access) is fitted with timeless, neutrally toned wall and base cabinets (by Wren) and quartz worktops, and features integrated appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher, whilst space is provided for a washing machine.

FEATURES

- End-terrace house in Tranent
- Well-presented, modern interiors
- Entrance hall with storage
- Generous, dual-aspect living/dining room
- Attractive kitchen
- Three bedrooms (two with storage)
- Stylish bathroom with shower-over-bath
- Leafy front garden
- Low-maintenance rear garden
- Timber-frame garage
- Gas central heating and double glazing





Upstairs, a landing leads to the home's three bedrooms and a bathroom. The sleeping areas all continue the attractive presentation of the preceding accommodation with modern décor and wood-styled flooring, with two further benefiting from built-in storage. The stylish bathroom comprises a bath with an overhead shower and a glazed screen, a basin set into storage, a WC, and a Bluetooth illuminated mirror. Gas central heating and double glazing ensure year-round comfort and efficiency. The kitchen, living room, stairs, landing, and bathroom have all been upgraded to LED spotlights, and all sockets except the kitchen are USB sockets

Externally, the house is accompanied by front and rear gardens, both benefiting from secure fencing. The front garden features a wealth of leafy shrubbery and a chipped area, with the rear including a gravelled section, a raised, decked terrace, and a shed for outdoor storage. A timber-frame garage can also be found to the rear of the property. Extras: All fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances will be included in the sale.







TRANENT

Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library, and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex, and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



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To learn more about Tranent





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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

