



GARDEN STIRLING BURNET

4 ROSS CRESCENT, TRANENT
EAST LoTHIAN, EH33 2BD





Quietly situated in popular Tranent, just 10 minutes' drive from the coast, this traditional two-bedroom first-floor flat is an appealing option for professionals and young families seeking a quieter alternative to city living, with the capital still within easy reach. The home benefits from contemporary interiors, private access to a large south-facing garden and a driveway, and handy proximity to the town's central amenities and schools.

The flat is reached via a communal open stairway. On opening the front door, you step into an entrance hall incorporating useful built-in storage. The hall leads into a reception area, stylishly presented with accent wallpaper, wood-style flooring, and a décor palette of on-trend grey cohesively used throughout the home. An elegant central fireplace with a living-flame fire creates a homely focal point, flanked by handy hidden and display storage. This welcoming living/dining room is conveniently connected to the kitchen. Bathed in all-day sun, the dual-aspect kitchen continues the home's monochrome theme with contemporary charcoal-grey cabinets offset by a marble-inspired worktop and splashback. The space has been designed to house a freestanding electric cooker, a tall fridge freezer, and a washing machine.

FEATURES

- Quiet central location
- Appealing first-floor flat
- Entrance hall
- Living/dining room with living-flame fire
- Bright, modern kitchen
- One double bedroom
- One single bedroom
- Shower room
- Good built-in storage
- South-facing private garden
- Private single-car driveway
- Gas central heating and double glazing





Also found within the home are two bedrooms with handsome oak-style flooring. The spacious principal bedroom is supplemented by recessed display shelving and wall-to-wall fitted wardrobes with a frontage perfectly colour-matched to the surrounding décor. The second bedroom, a good-sized single, is similarly decorated and houses a mirrored fitted wardrobe. Finally, a bright modern shower room with chic aqua-panelling completes the accommodation on offer. The property features gas central heating and full double-glazing.

Outside, to the rear of the property, lies a well-maintained private garden featuring a gravelled dining terrace, an easy-upkeep artificial lawn, and a shed for external storage. This garden is enclosed and south-facing, whilst a private front driveway provides off-street parking.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and freestanding goods, excluding tumble dryer.







TRANENT

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The bustling town, which has enjoyed considerable development over the past few years, 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 only takes 20 minutes. Perched on a hill, Tranent enjoys lovely views across the Firth of Forth towards Fife and the surrounding rolling hills. The town centre offers a good variety of shops, banks, various restaurants, pubs and a library. Located in the heart of Tranent, the Loch Centre is a dedicated sports and community centre with a 25-metre swimming pool, a multi-purpose sports hall, dance studios, a gym and a children's soft play area. Residents area also just a short drive from East Lothian's various golf courses, which are regarded as some of the best in Scotland. For more extensive retail and leisure, nearby Fort Kinnaird Retail Park hosts a range of large retail outlets and restaurants. Primary and secondary schooling are catered for in the town; tertiary and further education is available at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.



SCAN HERE
To learn more about Tranent





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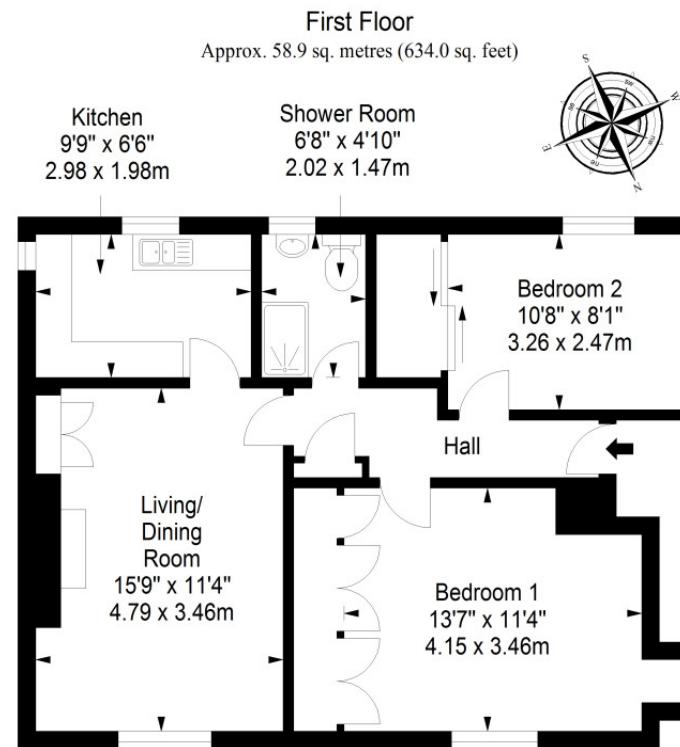


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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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. 58.9 sq. metres (634.0 sq. feet)