



GARDEN STIRLING BURNET

**40 COALGATE ROAD,**  
TRANENT, EAST LoTHIAN, EH33 1JJ





This three-bedroom end-terrace house has a desirable location in popular Tranent, situated close to the local schools, excellent amenities, and idyllic green spaces. It has well-presented interiors, and further benefits from a modern kitchen and bathroom, as well as a sunroom extension. In addition, the versatile home provides private parking and a fully-enclosed rear garden.

Stepping into the property, you are greeted by a naturally-lit entrance hall that provides a lovely introduction to the home. The living room is on the right. Here, tasteful accent walls are paired with a neutral backdrop and a wood-inspired floor, creating an inviting aesthetic. A picture window ensures a light-filled ambience throughout the day, whilst a handsome fireplace frames the room, flanked by downlit display shelves for plants and decorations. A triple-aspect sunroom provides a second reception area for enjoying the garden whatever the weather. Meanwhile, the dining kitchen is perfect for sociable meals with friends and family. It has an attractive design, with modern cabinets, complementary worktops, and on-trend splashbacks. It also comes with additional built-in storage, integrated appliances (oven, induction hob, fridge/freezer, and dishwasher), and ambient plinth and undercabinet lighting which completes the fashionable look.

## FEATURES

- Extended end-terrace house
- Situated in popular Tranent
- Well-presented interiors
- Naturally-lit entrance hall
- Living room with a fireplace
- Modern dining kitchen
- Triple-aspect sunroom
- Three double bedrooms (two with storage)
- 3pc bathroom with overhead shower
- Low-maintenance front and rear gardens
- Private driveway and single garage
- Gas central heating and double glazing





Finishing the ground floor is a contemporary bathroom with a three-piece suite and overhead shower. The three double bedrooms are upstairs off a naturally-lit landing. Each room is bright and airy and laid with an easy-to-maintain floor. The principal bedroom is to the front, whereas the other two bedrooms overlook the rear garden, one of which also has built-in storage. Gas central heating and double glazing ensure year-round comfort.

Outside, the property is flanked by enclosed gardens to the front and rear, which both have low-maintenance designs. The rear garden also benefits from a large footprint for summer dining. A gated driveway and a single garage provide private parking for two cars.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances to be included in the sale. A washing machine and any additional furnishings are available by separate negotiation.







## 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.



**SCAN HERE**  
To learn more about Tranent





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Haddington  
EH41 3JS**

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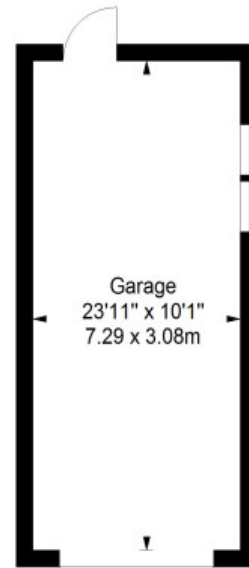
HOUSE SALES

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.

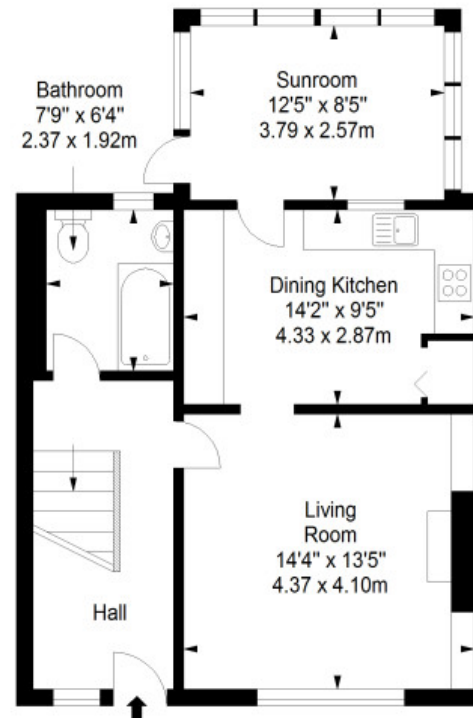
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

# FLOORPLAN

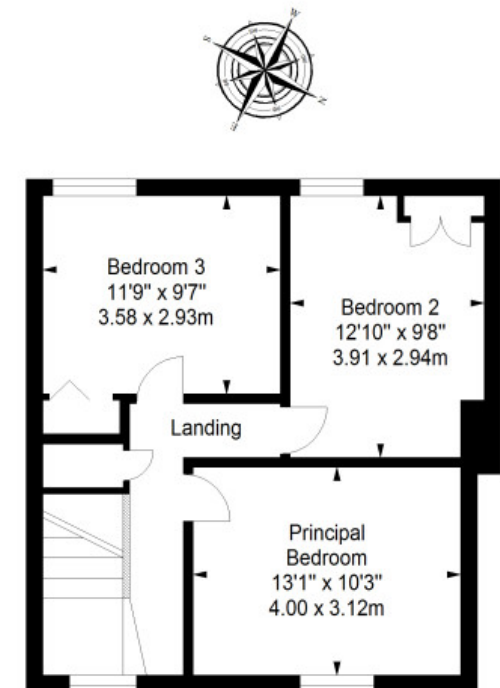
**Garage**  
Approx. 22.6 sq. metres (243.3 sq. feet)



**Ground Floor**  
Approx. 57.1 sq. metres (614.6 sq. feet)



**First Floor**  
Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 125.5 sq. metres (1350.9 sq. feet)