



GARDEN STIRLING BURNET

**33 CARLAVEROCK AVENUE, TRANENT**  
EAST LOTHIAN, EH33 2PJ





Photograph virtually staged by Property Studios

## SUMMARY

Ideal for professionals and downsizers favouring a relaxed country town lifestyle, this duplex villa in Tranent enjoys a quiet setting within walking distance of the town centre and just 30 minutes' drive from Edinburgh. Tucked away from the road, the appealing home is presented with understated contemporary décor and incorporates one double bedroom with storage, a shower room, and a kitchen adjoining a living room with access to a south-facing garden. On-street parking is conveniently unrestricted.

Extras: All fitted floor and window coverings and light fittings are included.

Please note, the virtually staged image of the living area is for illustration purposes only.

## FEATURES

- Quiet setting close to amenities
- Immaculate understated interiors
- Rear duplex villa
- Stylish kitchen with open storage
- Sunny living room with garden access
- One double bedroom with storage
- Contemporary shower room
- Easy-upkeep garden with a sunny aspect and two sheds
- Unrestricted on-street parking
- Electric heating and double glazing





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HOUSE SALES

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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

