



GARDEN STIRLING BURNET

26 CARLAVEROCK CRESCENT
TRANENT, EAST LoTHIAN, EH33 2DZ





This two-bedroom end-terrace house is a spacious residence that is brought to market in true walk-in condition, enjoying modern neutral interiors and quality finishings. The southwest-facing residence is completed to high standards, and it further boasts a stylish kitchen and bathroom. Plus, it has private parking and private gardens, and it benefits from a desirable cul-de-sac setting in popular Tranent.

Nestled behind a private front garden, the home's main door opens into a welcoming entrance hall that leads right into the living room. This reception area spans the entire depth of the property to provide bright and airy living accommodation. It features dual-aspect glazing, including French doors to the rear garden, and it is enhanced by a neutral palette and a luxury LVT herringbone floor. A chic media wall, accented by wood panels, adds the finishing touch to the aesthetic. Mirroring the living area, the dual-aspect dining kitchen has an equally spacious footprint to accommodate a table and chairs. It has a stylish Shaker-inspired design and a suave colour palette that accentuates the sense of space. Modern worktops and cabinets provide ample workspace and storage, whilst undercabinet lighting and integrated appliances complete the on-trend look (ceramic hob, double oven, microwave combi oven, and dishwasher).

FEATURES

- End-terrace house presented in walk-in condition
- Desirable cul-de-sac setting in popular Tranent
- Near amenities, schools, and transport links
- Spacious interiors with modern neutral décor
- Welcoming hall and rear porch with garden access
- Dual-aspect living room with direct garden access
- Spacious dining kitchen with Shaker-inspired design
- Two double bedrooms with built-in wardrobes
- Modern bathroom with a three-piece suite
- Private gardens to the front and fully-enclosed rear
- Private driveway and garage for off-street parking
- Gas central heating and double-glazed windows





Upstairs, a naturally-lit landing leads to the two double bedrooms, both of which enjoy attractive décor and soft carpets for comfort. The dual-aspect principal bedroom has the more generous proportions, whilst both are equipped with built-in wardrobe storage for added convenience. Enveloped in marble-effect wet walling, a modern three-piece bathroom completes the accommodation. It is comprised of a toilet, a storage-set washbasin, and a P-shaped bath with a handheld shower and overhead rainfall shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a fully-enclosed rear garden which has a low-maintenance design. In addition, it has a private driveway and garage for off-street parking.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to 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.



SCAN HERE
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

