



8D EDINBURGH ROAD
TRANENT, EAST LoTHIAN, EH33 1AN





SUMMARY

Centrally located in Tranent, within a charming historic development, this appealing first-floor flat is a unique and attractive residence presented in move-in condition. It enjoys stylish modern interiors, decorated in tasteful neutral hues, and it features a sunny open-plan living area and kitchen, one double bedroom with good storage, and a shower room. The town is well-connected to the capital by the A1, day and night buses, and rail links in the neighbouring seaside town of Prestonpans.

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

FEATURES

- Well-connected country town
- Charming period development
- Understated contemporary interiors
- First-floor flat with feature arched windows
- Secure entry system
- South-facing open-plan living/dining room and kitchen
- Double bedroom with fitted wardrobes
- Shower room (with utility area)
- Unrestricted on-street parking
- Gas central heating and double glazing





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HOUSE SALES

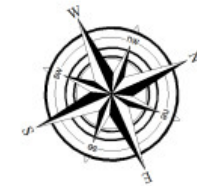
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

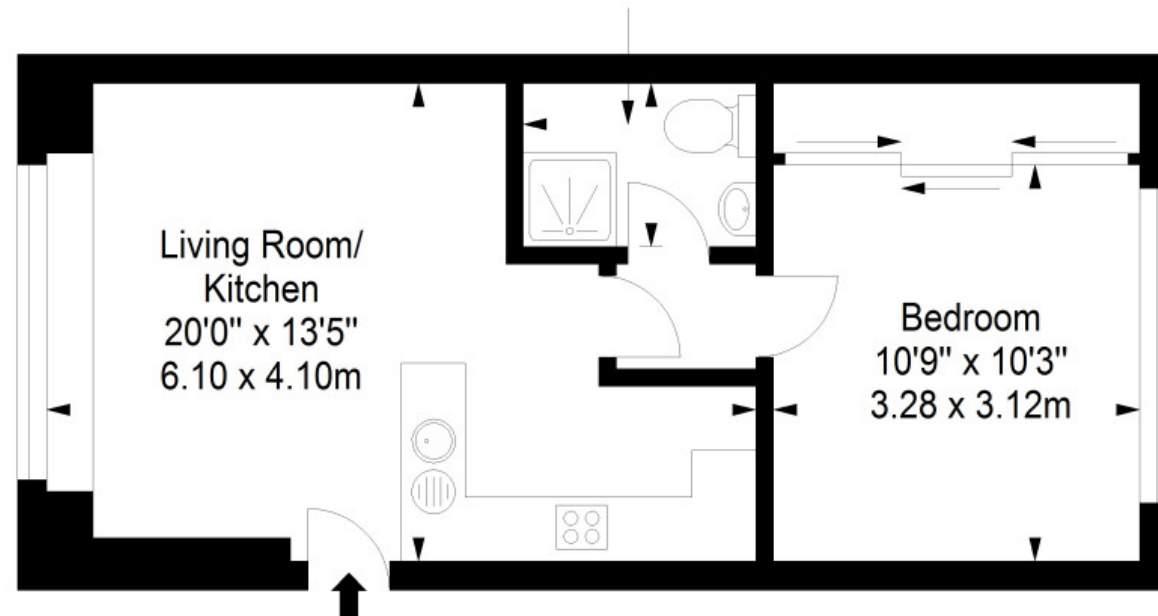
FLOORPLAN

First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Shower Room
6'7" x 4'7"
2.00 x 1.40m



Total area: approx. 37.7 sq. metres (405.8 sq. feet)