



GARDEN STIRLING BURNET

91 MUIRPARK ROAD
TRANENT, EAST LoTHIAN, EH33 2PA





SUMMARY

This two-bedroom semi-detached house is situated in a quiet cul-de-sac within an established residential area of Tranent. Perfect for first-time buyers, professionals, couples, young families, and rental investors alike, the property is presented with neutral décor throughout and enjoys some modern touches, whilst also offering an opportunity for some cosmetic upgrades, giving the new owner a blank canvas to put their own stamp on. Tranent's amenities lie within easy reach of the property, such as shops (including supermarkets), schools, other everyday essentials, transport links, and scenic open spaces.

Extras: The property is being sold as seen.







**"This two-bedroom house in Tranent
enjoys a sociable open-plan layout on
the ground floor."**







"The home enjoys some modern touches and offers a blank canvas of neutral décor. "

FEATURES

- Semi-detached house in Tranent
- Opportunity for some cosmetic upgrades
- Entrance vestibule and hall with storage
- Open-plan kitchen, living, and dining room
- Attractive, modern kitchen design
- Utility room with WC
- Two spacious double bedrooms with built-in storage
- Bright three-piece bathroom
- Low-maintenance front and rear gardens
- Ample unrestricted parking
- Gas central heating system
- Double-glazed windows





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

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HOUSE SALES

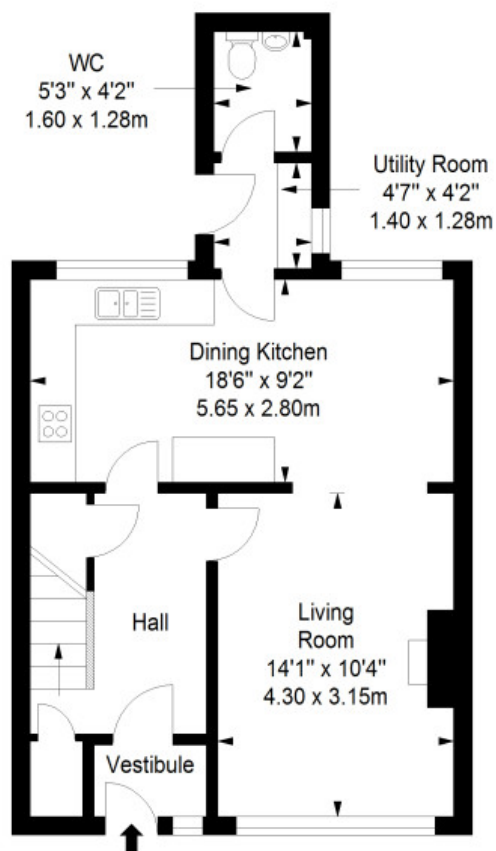
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

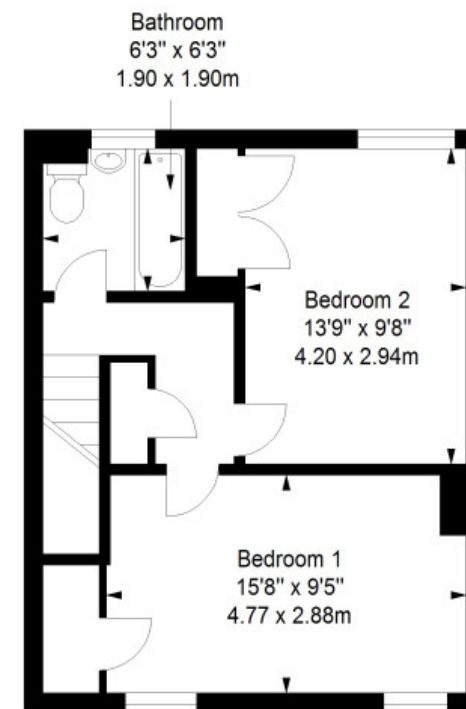
Ground Floor

Approx. 44.7 sq. metres (481.1 sq. feet)

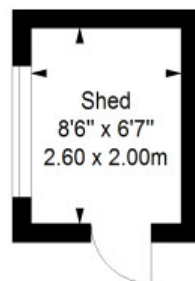


First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Shed
Approx. 5.2 sq. metres (56.0 sq. feet)



Total area: approx. 90.7 sq. metres (976.3 sq. feet)