



GARDEN STIRLING BURNET

3 MCPHAIL SQUARE
TRANENT, EAST LoTHIAN, EH33 1DF



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EPC
RATING

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COUNCIL
TAX BAND

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SUMMARY

Situated within an established residential area of Tranent, this semi-detached bungalow offers the ease and convenience of single-storey living, sure to appeal to a wealth of buyers. The two-bedroom property has two reception areas, a kitchen, and a shower room, and it occupies a generous plot, with spacious, low-maintenance gardens, a detached single garage, and a private multi-car driveway. Tranent is home to excellent amenities such as a selection of shops (including major supermarkets), primary and secondary schools, transport links across the county, and scenic open spaces, as well as benefiting from easy access to East Lothian's picturesque countryside.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







"A two-bedroom semi-detached bungalow in Tranent, with generous private parking and lovely low-maintenance gardens"







"The interiors are well-presented throughout in light neutral hues, providing a home in move-in condition"

FEATURES

- Semi-detached bungalow in Tranent
- Entrance vestibule and hall (both with storage)
- Southwest-facing living room with wall-mounted fire
- Airy fitted kitchen with versatile adjoining conservatory
- Two double bedrooms (one with built-in storage)
- Bright, modern shower room
- Generous, low-maintenance front and rear gardens
- Detached single garage
- Private multi-car driveway
- Gas central heating and double glazing





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HOUSE SALES

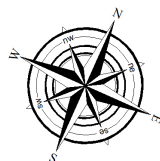
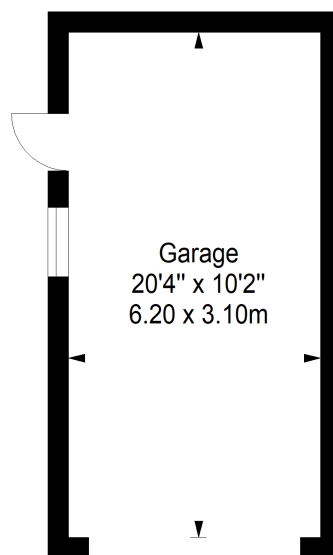
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

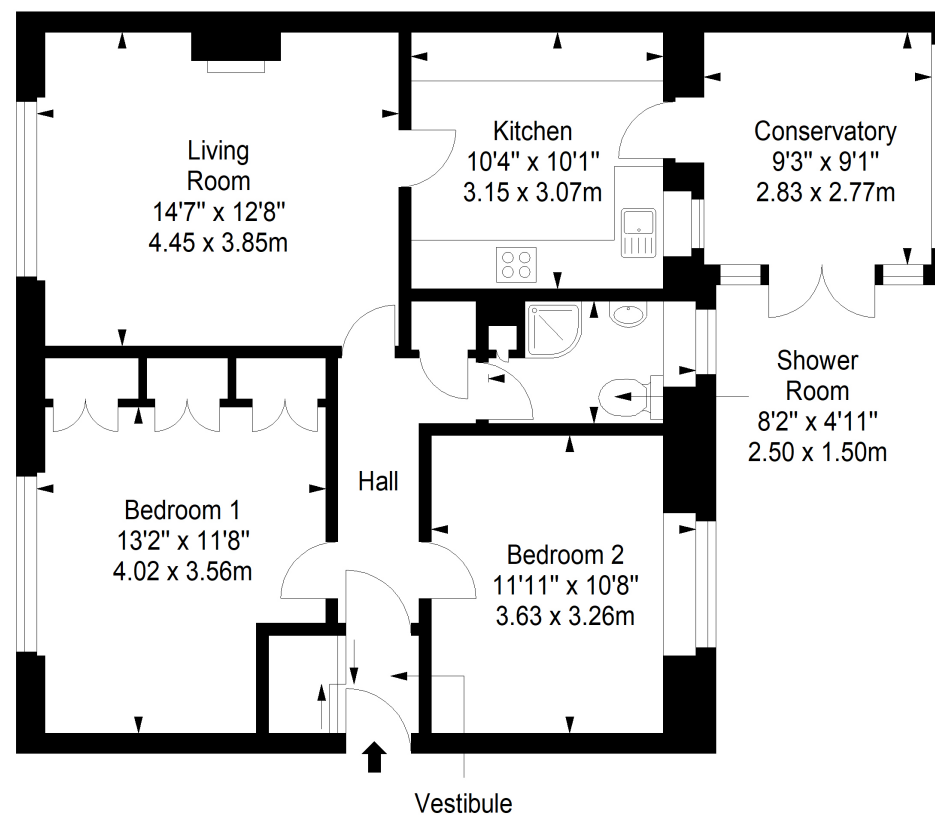
Garage

Approx. 19.2 sq. metres (206.7 sq. feet)



Ground Floor

Approx. 77.4 sq. metres (833.1 sq. feet)



Total area: approx. 96.6 sq. metres (1039.8 sq. feet)