



GARDEN STIRLING BURNET

12 MUIRPARK TERRACE
TRANENT, EAST LoTHIAN, EH33 2AS





This two-bedroom semi-detached bungalow is a charming residence that benefits from bright and airy rooms, decorated in attractive tones. It offers versatility and built-in storage, and boasts a large rear garden and private parking. The home further benefits from a convenient setting in popular Tranent. It is just a short walk from the High Street, within easy reach of fantastic amenities, as well as schools and transport links.

Stepping into the home, you are greeted by a vestibule and a central hall. To the right is the living room. This reception space enjoys elegant styling, pairing neutral decoration with a soft carpet. It is framed by a handsome coal fire and bathed in natural light from a large picture window. Next door, the kitchen/dining room provides a delightful space for sociable meals. It has generous built-in storage, in addition to modern base and wall-mounted cabinets. Stone-inspired worktops complete the popular look. An oven, ceramic hob, and concealed extractor hood come integrated, with a freestanding washing machine and fridge/freezer also included. Set side by side, the two bedrooms are both spacious doubles, enhanced by attractive décor. They offer flexibility and can be used creatively, as highlighted by the principal room which is arranged as a second reception area.

FEATURES

- Charming semi-detached bungalow
- Convenient setting in popular Tranent
- Lightly decorated interiors throughout
- Entrance vestibule and central hall
- Elegant, light-filled living room with a coal fire
- Modern kitchen/dining room with extra storage
- Two spacious double bedrooms
- Modern three-piece shower room
- Easy-to-maintain front garden
- Expansive, fully-enclosed rear garden
- Greenhouse, summerhouse, and shed/workshop
- Gated driveway for off-street parking
- Double-glazed windows throughout





The accommodation is completed by a modern three-piece shower room that is finished in light neutral tones. The property has double glazing throughout.

Outside, the home has an easy-to-maintain front garden and a gated driveway for off-street parking. To the rear, there is an expansive garden, which offers excellent privacy, as well as generous patio and lawned areas. It is fully enclosed, and incorporates a greenhouse, a summerhouse, and a shed/workshop.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, a washing machine, a fridge/freezer, and the bedroom wardrobes to be included in the sale.

Please note, the rear garden has been virtually staged to illustrate its outstanding potential.







TRANENT

Tranent, East Lothian

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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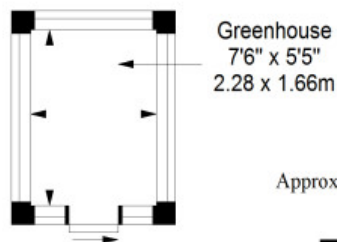
HOUSE SALES

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.

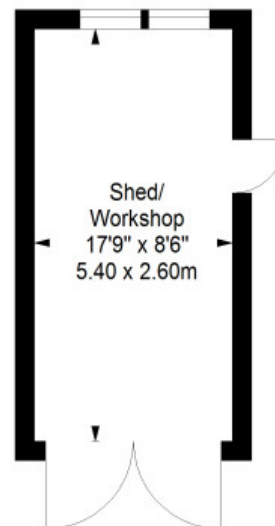
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

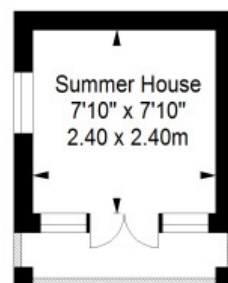
Greenhouse
Approx. 3.8 sq. metres (40.9 sq. feet)



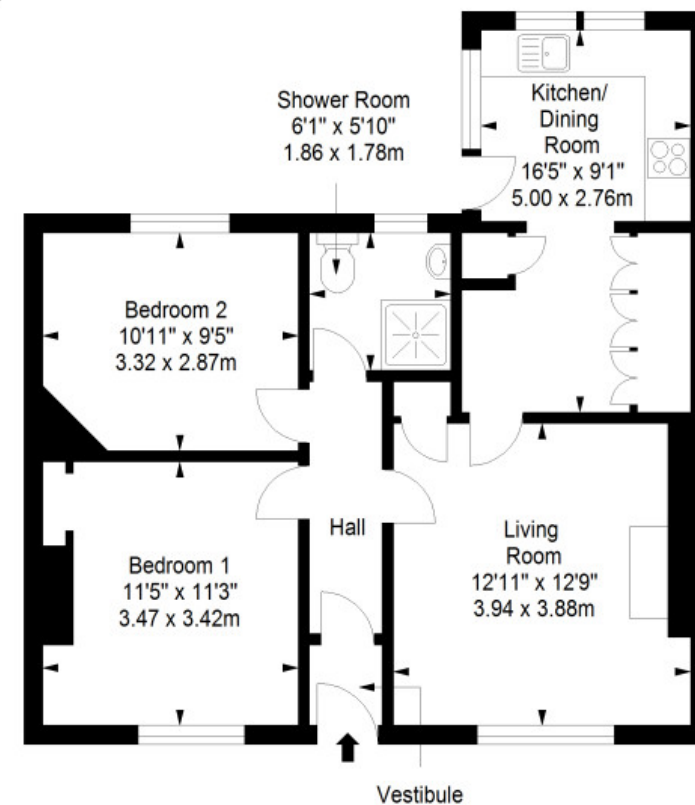
Shed/ Workshop
Approx. 14.0 sq. metres (150.7 sq. feet)



Summer House
Approx. 5.8 sq. metres (62.4 sq. feet)



Ground Floor
Approx. 62.1 sq. metres (668.5 sq. feet)



Total area: approx. 85.7 sq. metres (922.5 sq. feet)