



GARDEN STIRLING BURNET

FLAT 42, NESS PLACE
TRANENT, EAST LoTHIAN, EH33 2QP



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Forming part of a popular development, this main-door upper villa has a desirable location in Tranent. It is close to green spaces and the surrounding countryside, whilst being within easy walking distance of schools, amenities, and transport links. Furthermore, this two bedroom home is beautifully presented throughout in move-in condition, enjoying neutral décor and modern finishings, such as an on-trend kitchen and bathroom. It also has a floored attic and excellent built-in storage to keep the interiors neat and tidy; plus, it comes with an allocated parking space and a private rear garden.

The home's private front door opens to a staircase leading up to a first-floor hall, which flows naturally into the living/dining room. Here, an attractive neutral backdrop is paired with a hardwood floor, creating an inviting space for daily use. The room is bright and airy, and it can accommodate a generous choice of furnishings. Sat adjacent, the kitchen has a popular aesthetic, equipped with fantastic cabinet storage and stone-style worktops with complementary splashbacks. It also features a fitted breakfast bar for casual meals and comes with a selection of appliances (an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine).

FEATURES

- Upper villa in move-in condition
- Part of a popular development in Tranent
- Attractive neutral interiors throughout
- Private main-door entrance
- Central hall with access to the attic
- Spacious living/dining room
- Well-appointed breakfasting kitchen
- Two bedrooms with built-in wardrobes
- Modern bathroom with over-bath shower
- Floored attic for creative use and storage
- Private garden to the rear
- Allocated parking space
- Gas central heating and double glazing





Meanwhile, the two bedrooms are both neutrally decorated and both feature built-in wardrobes to maximise the useable floorspace. The principal bedroom, laid with soft carpet, has an additional wardrobe, whereas the second bedroom (with a wood-style floor) could alternatively be used as an office, if desired. Next door to the second bedroom is a modern three-piece bathroom, fitted with a shower over bath and built-in storage. A floored attic room, accessed via a drop-down ladder from the hall, provides a versatile space for further storage and creative use. Currently used as a bedroom, it is naturally lit, and features lighting, plug sockets, a built-in cupboard, and a radiator for warmth. Gas central heating and double glazing ensure year-round comfort. Outside, the home has an allocated parking space and a private garden to the rear. There is also a nearby playpark.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine 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
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FLOORPLAN

