



GARDEN STIRLING BURNET

210A CHURCH STREET
TRANENT, EAST LoTHIAN, EH33 1BL



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RATING

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TAX BAND

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Forming part of a traditional building in Tranent, this upper flat offers a double bedroom, a spacious reception room, a kitchen, and a shower room, all presented with neutral décor, some modern touches, and characterful features. Externally, the flat comes with its own private garden and benefits from access to unrestricted on-street parking.

A shared entrance and stairwell take you to the first floor, where you are welcomed inside by an inviting hallway. To the left of the hall lies a spacious reception room, enjoying leafy views and a quiet, rear-facing position. Here, plenty of space is provided for a choice of lounge and dining furniture, all arranged around a characterfully tiled fireplace flanked by an Edinburgh press with storage and shelving. The kitchen is conveniently connected to the living and dining room and is fitted with wall and base cabinets, spacious worktops, and splashback tiling. Freestanding appliances comprising a fridge/freezer and a washing machine will be included in the sale, whilst provision is made for additional goods.

FEATURES

- Traditional upper flat in Tranent
- Shared entrance and stairwell
- Welcoming hallway
- Spacious living/dining room with fireplace
- Bright, dual-aspect kitchen
- Generous double bedroom with sea views
- Attractive, modern shower room
- Large attic for storage
- Private garden area
- Access to unrestricted on-street parking
- Electric heating and double glazing





The flat accommodates a generous double bedroom, where ample space is provided for freestanding bedroom furniture, and a characterful bay window captures natural light throughout the day and frames views across the street to the sea beyond. A large attic (accessed from the hall) offers excellent storage space and potential for future development (STPP). Finally, a modern shower room completes the accommodation on offer, comprising a large cubicle, a WC-suite, a wall-mounted vanity cabinet, and stylish wall and floor tiling. The home is kept warm by electric heating and benefits from double-glazed windows.

Externally, the flat is accompanied by a private garden and has access to unrestricted on-street parking. Extras: All fitted floor coverings, window coverings, light fittings, fridge/freezer, and washing machine will be included in the sale. Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.







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
To learn more about Tranent





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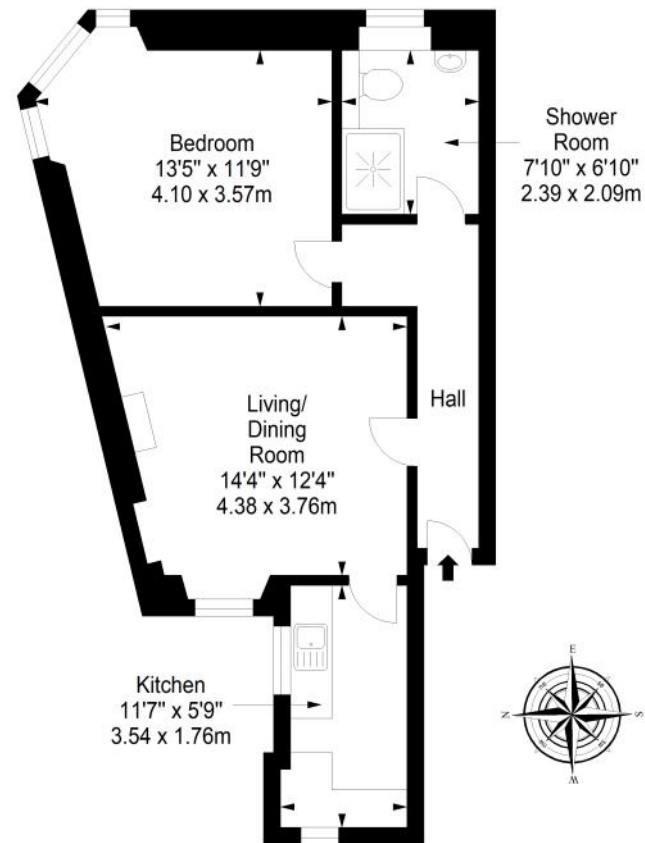
HOUSE SALES

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

First Floor
Approx. 49.5 sq. metres (532.8 sq. feet)



Total area: approx. 49.5 sq. metres (532.8 sq. feet)