



10 Carlaverock Close, Tranent, EH33 2PP



Welcome

- Well maintained mid-terraced family home of excellent proportions
- Welcoming entrance hall with large under stair storage cupboard
- Bright and spacious, rear facing lounge/dining with ample space for dining room table and chairs and a beautiful natural light. Attractive feature point is the living flame gas fire with wooden surround.
- Conservatory giving a perfect relaxing area with views of the garden
- Generous sized kitchen with front facing window, good range of wall and base units and ample worktop space.
- On the upper landing is a pull down ladder giving access to the part floored attic space allowing excellent storage.
- Bedroom 1 and 2 are of generous proportions and gives ample space for bed and free standing furniture.
- Bedroom 3 is of single proportions and would make a perfect study or child/guestroom.
- The shower room has been refitted with modern style tiling, vanity units with wash hand basin and wc with concealed cistern and window above giving natural light
- There is a large storage cupboard in the bathroom and houses the gas boiler which is less than a 1 year old.
- The house benefits from gas central heating, double glazing, easy to maintain front and rear gardens an ample off street resident parking.
- To arrange a viewing call Sylvia on 07590 041169





Location

Nestled in the scenic countryside of East Lothian, 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 and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, banks, various restaurants, pubs, a library plus the recently opened Aldi and Asda stores. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh

Extras

Included in the sale are the blinds, cooker, washing machine and fridge freezer.

Get in touch

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 0131 240 3818

Property Hub:

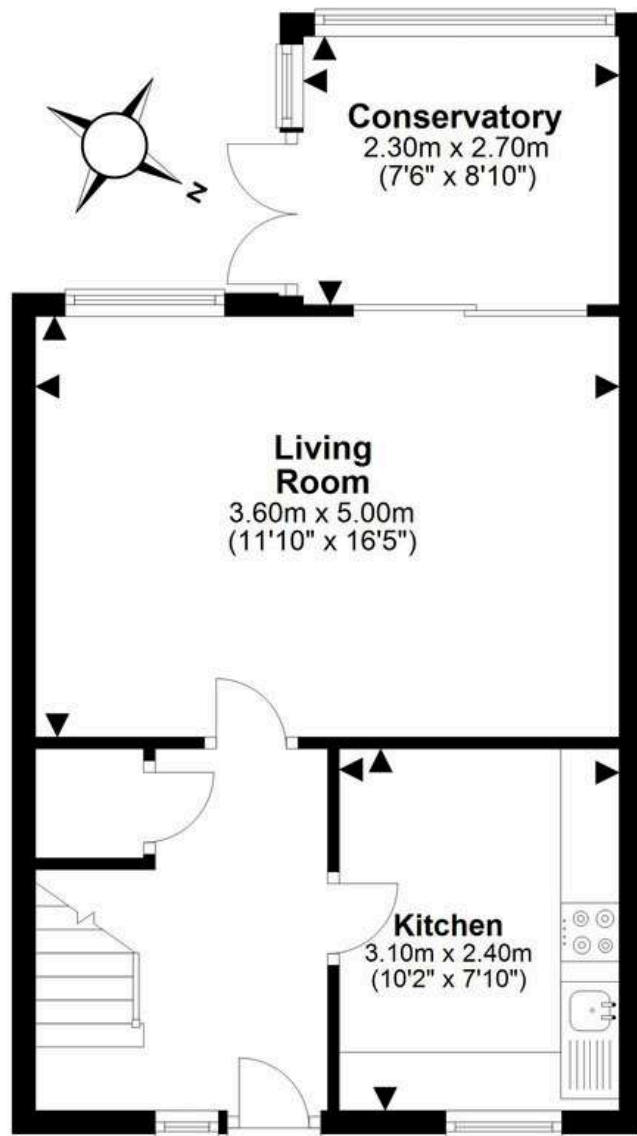
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

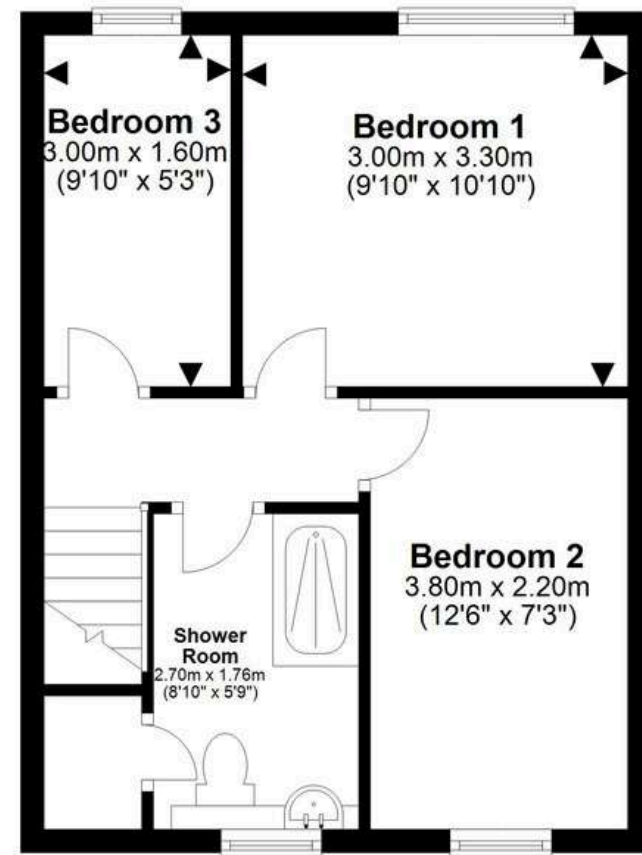
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.