



GARDEN STIRLING BURNET

**2 SAINT GERMAINS CORNER**  
TRANENT, EAST LoTHIAN, EH33 1FF



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Forming part of an established modern development in Tranent, this semi-detached house enjoys three bedrooms, three reception rooms, a dining kitchen, and a bathroom (plus a separate WC), all presented with modern fixtures and fittings and neutral décor throughout. The house is accompanied by a good-sized garden, an integral single garage, and a private driveway. The front door is approached via a pathway flanked by the driveway and a manicured lawn, and it opens into a practical entrance vestibule with a WC, flowing through to a hall. Immediately on the left, you step into a living room, where a generous footprint allows for a choice of lounge furniture layouts, and neutral décor is accompanied by a warm wood floor and a classic coving detail. The kitchen is conveniently connected to here and it accommodates space for a small dining area, ideal for morning coffee, casual weeknight meals, and socialising while cooking. It comes well-appointed with attractive wall and base cabinets, spacious worktops, and monochrome splashback tiling, as well as integrated appliances comprising an oven and hob. A freestanding fridge, freezer, and washing machine are included in the sale. Also connected to the kitchen are a conservatory and a dining room, both offering versatile reception areas and enjoying garden access. The dining room also has a door to the garage.

## FEATURES

- Semi-detached house in Tranent
- Entrance vestibule (with WC) and hallway
- Spacious, west-facing living room
- Versatile dining room with garage and garden access
- Spacious dining kitchen
- Conservatory with garden access
- Three bedrooms (two with built-in wardrobes)
- Bright bathroom with shower-over-bath
- Good-sized, east-facing rear garden
- Integral single garage and driveway
- Gas central heating and double glazing







On the first floor, a landing (with storage) leads to three bedrooms and a bathroom. The bedrooms are all neutrally decorated and fitted with wood-styled flooring, and two are accompanied by built-in wardrobes. The third bedroom offers potential to be utilised as a home office, ideal for those who work or study from home. Finally, the bathroom comprises a bath with an overhead shower, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency. Externally, the house is complemented by a good-sized, mature and reassuringly secure rear garden featuring a lawn, a wealth of leafy shrubbery, a patio for outdoor furniture, and a shed for storage. Private parking is provided by an integral single garage (with a mezzanine storage area) and a driveway.

Extras: All window coverings, light fittings, integrated kitchen appliances, fridge, freezer, and washing machine will be included in the sale. The dining room furniture can also be included if desired.









## 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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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

