



  
GARDEN STIRLING BURNET

**6 CARLAVEROCK CLOSE**  
TRANENT, EAST LoTHIAN, EH33 2PP

 <b>2</b>	 <b>1</b>	EPC RATING <b>C</b>	COUNCIL TAX BAND <b>C</b>
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Presented in true move-in condition, this two-bedroom end-terrace house offers buyers a sought-after blank canvas, as well as a modern kitchen and bathroom. The immaculate home also benefits from private gardens and a desirable location in popular Tranent. It is set on the rural fringes near the surrounding countryside, yet remains within easy reach of schools, amenities, and transport links.

Stepping into the home, you are welcomed by a naturally-lit hall that flows directly ahead into the living/dining room. This reception area continues the hall's attractive white décor and tiled floor, creating a lovely aesthetic for new buyers. The room is well proportioned for an assortment of furnishings and it is fronted by southeast-facing glazed doors that bring a lot of light inside, whilst offering a seamless transition to the rear garden. A built-in cupboard for on-hand storage finishes the room. Just off the hall, the kitchen has a modern design with a monochrome aesthetic. White cabinets provide ample storage, alongside granite-inspired worktops that tie the space together. An oven, ceramic hob, concealed extractor, and a microwave all come integrated, with space for a freestanding fridge/freezer and washing machine.

## FEATURES

- End-terrace house in move-in condition
- Popular location in Tranent
- Near schools, amenities and transport links
- Crisp white interiors throughout
- Naturally-lit entrance hall
- Living/dining room with garden access
- Modern fitted kitchen
- Two bedrooms (one with storage)
- Modern bathroom with overhead shower
- Private gardens to the front and rear
- Unrestricted on-street parking bays
- Gas central heating and double glazing





On the first floor, the two bedrooms continue the white décor, adding plush carpets to ensure a comfortable environment. The principal bedroom is an airy double with built-in storage, whereas the second bedroom is a versatile single that could function equally well as an office (if preferred). Beside the bedrooms is a modern bathroom, equipped with a three-piece suite and overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the home is flanked by private gardens to the front and rear, both of which have neatly maintained lawns and paving. The fully-enclosed rear garden also has a shed and a sunny, southeast-facing aspect. Unrestricted on-street parking bays provide ample spaces for visitors and homeowners alike.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances 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.



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To learn more about Tranent







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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

