



GARDEN STIRLING BURNET

33 CARLAVEROCK AVENUE
TRANENT, EAST LoTHIAN, EH33 2PJ



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SUMMARY

Situated within an established residential area of Tranent, this one-bedroom quarter villa is a perfect starter home for first-time buyers, as well as being ideally proportioned for professionals, couples, and rental investors. It benefits from modern fixtures and fittings and has a tasteful palette of décor throughout. The home lies within easy reach of amenities such as shops (including two major supermarkets, well-known retailers, and independent stores), primary and secondary schooling, transport links (including the nearby A1), and open spaces.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

FEATURES

- Quarter villa in Tranent
- Attractive, modern interiors
- Living room with southwest-facing French doors onto garden
- Modern kitchen with utility area
- Double bedroom with large, mirrored built-in wardrobe
- Stylish shower room
- Spacious, low-maintenance private garden
- Access to unrestricted on-street parking
- Electric heating and double glazing





**OFFERS TO:
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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

Ground Floor

Approx. 20.1 sq. metres (216.4 sq. feet)

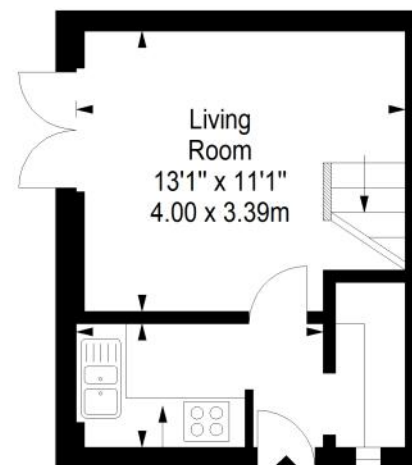
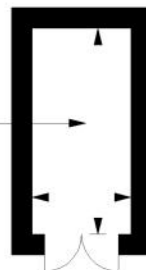
First Floor

Approx. 20.2 sq. metres (217.4 sq. feet)

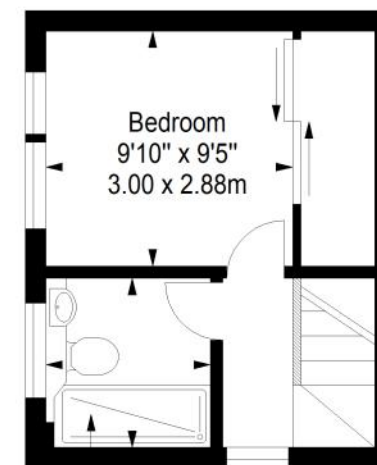


Shed
Approx. 3.0 sq. metres (32.3 sq. feet)

Shed
8'2" x 3'11"
2.50 x 1.20m



Kitchen
9'10" x 4'11"
3.00 x 1.50m



Shower Room
6'11" x 6'7"
2.11 x 2.00m

Total area: approx. 43.3 sq. metres (466.1 sq. feet)