




GARDEN STIRLING BURNET

57 JOHN CRESCENT
TRANENT, EAST LoTHIAN, EH33 2HP

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Nestled at the end of a peaceful cul-de-sac, this three-bedroom end-terrace house has a desirable setting in Tranent. The property has been fully upgraded too, providing exquisite interiors finished to impeccably high standards. It boasts two reception areas, three washrooms, and a contemporary kitchen, as well as private parking and a landscaped garden. This residence is an exceptional home that will be in high demand.

Inside, an immaculate hall immediately establishes the home's beautiful interiors. It also provides a WC before leading into the living room. Here, a stylish accent wall is lovingly paired with an understated backdrop and plush carpeting to create a relaxed environment for daily use. It has a large footprint for lounge furniture and a cosy multi-fuel stove as a warming focal point for winter evenings. An open archway flows through to a dining room, allowing an abundance of triple-aspect light throughout. This additional reception space is perfect for family meals. It even has room for a workstation and it extends out into the garden. Meanwhile, the breakfasting kitchen has an ultra-modern design that adds to the home's suave aesthetic. It features handle-less cabinets and generous stone-effect worksurfaces. The highly fashionable look is completed by a fitted breakfast bar and seamlessly integrated appliances.

FEATURES

- A fully-upgraded end-terrace house
- Desirable location in popular Tranent
- Nestled at the end of a peaceful cul-de-sac
- Stylish interiors finished to high standards
- Immaculate entrance hall with a WC
- Large living room with a multi-fuel burner
- Open-plan dining room with garden access
- Ultra-modern breakfasting kitchen
- Three double bedrooms
- One-piece shower room and store cupboard
- Contemporary three-piece shower room
- Fully-enclosed garden that is landscaped
- Private driveway for two cars and EV charger
- Gas central heating and double glazing





Completing the ground floor is a handy store cupboard and one-piece shower room (just off the living area). On the first floor, the three bedrooms all enjoy on-trend décor and easy-to-maintain flooring. All three bedrooms are airy doubles. They are served by a contemporary three-piece shower room, fitted with a rainfall shower. Gas central heating and double glazing ensure year-round comfort. Outside, the home has a lovely garden that has been landscaped for ease of maintenance and for relaxing in the sun. It is fully enclosed and well-suited to summer dining. In addition, a private driveway provides off-street parking for two cars. It is also fitted with an electric vehicle (EV) charger.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (five-burner gas hob, extractor hood, raised double oven/microwave, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Third bedroom wardrobe is available via separate negotiation.







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

