



**10 FLEETS ROAD, TRANENT**  
EAST LoTHIAN, EH33 2JJ

|   |          |   |          |               |          |                     |          |
|---|----------|---|----------|---------------|----------|---------------------|----------|
|  | <b>2</b> |  | <b>1</b> | EPC<br>RATING | <b>C</b> | COUNCIL<br>TAX BAND | <b>C</b> |
|---|----------|---|----------|---------------|----------|---------------------|----------|





Well-presented with modern décor and move-in ready, this two-bedroom end-terraced house is quietly situated just a 10-minute walk from the centre of Tranent, close to open countryside. It is also located two miles from Prestonpans, with its beachfront and train links, making it appealing to those seeking a relaxed country town lifestyle while still being well-connected to the capital. Completing the home is a sunny, enclosed garden with a summer house/home office, and there is ample unrestricted parking on the street.

Behind the front door, a hall features useful storage and rear garden access, as well as leading into the living room and kitchen. Both rooms have a dual-aspect outlook, with a sunny southwest-facing aspect, and a subtle decorative finish, including stylish oak-inspired flooring fitted in the last two years.

The spacious living room boasts French doors opening onto the rear garden, while the kitchen is fitted beside a sociable dining area. It is stylishly appointed with curved ivory-white cabinetry, an oak-style worktop, and a textured, naturally toned splashback. A standalone range cooker (with a fitted hood) serves as an attractive focal point, while there is concealed space to fully integrate additional appliances.

## FEATURES

- Peaceful setting in popular Tranent
- Well-presented modern interiors
- Quietly located end-terraced house
- Entrance hall with storage and garden access
- Southwest-facing living room with garden access
- Stylish sun-filled kitchen with a dining area
- Multi-purpose sunroom with kitchen and garden access
- Two double bedrooms (one with a walk-in wardrobe)
- Bathroom with shower-over-bath
- Easy-upkeep gardens, sunny and secure to the rear
- Summer house/home office with power, heating, and light
- Ample unrestricted on-street parking
- Gas central heating and double-glazing







Upstairs, a light-filled landing provides access to two double bedrooms whose neutral walls and carpeting are enhanced by accent décor. The largest bedroom benefits from a fitted walk-in wardrobe. Also on this level is a tiled bathroom featuring vanity storage and an L-shaped bath with an overhead shower. Gas central heating and full double glazing keep the home warm and efficient.

Externally, there are easy-to-maintain gardens, facing southwest and securely fenced at the rear. The rear garden includes a suntrap seating deck and an attractive summerhouse that has recently been plastered and painted. It is fully insulated, complete with a triple-layer felt roof, and has power, heating, and light to create a year-round retreat for hobbies or remote working. Finally, there is the convenience of ample unrestricted on-street parking directly outside the property. Extras: The sale includes all fitted floor and window coverings, light fittings, and the range cooker. Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.









## Dunbar

Welcome to Dunbar, a vibrant town on the breathtaking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town boasts a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists and a garden centre. On the outskirts of the town is a large supermarket, garden centre and fast-food outlet. Its state-of-the-art Leisure Pool also provides a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary level. Prestigious private education is also on offer. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.









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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

