



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**27 Baxters Gate**

Tranent, East Lothian, EH33 2QW



# 27 Baxters Gate

Offering an ideally proportioned home for first-time buyers, professionals, couples, downsizers, and rental investors alike, this main-door lower flat is situated in a modern development in Tranent and accommodates a double bedroom, a spacious reception room, a kitchen, and a bathroom. It is beautifully presented with modern interiors and a palette of tasteful décor throughout. The flat is tucked in a cul-de-sac and enjoys a quiet off-road position, and it benefits from access to a shared garden/drying green and an allocated parking space.

The flat's private front door opens into an inviting hallway with a large built-in storage cupboard, setting the tone for the attractive interiors to follow with pared-back neutral décor and wood-styled flooring. On your right, you step into a spacious reception room, occupying a generous footprint that allows for various configurations of lounge furniture alongside a seated dining area, or a homeworking/study setup, if desired. The room is neutrally decorated, with an elegant accent wall, and carpeted for comfort, and it is supplemented by built-in storage. The kitchen is connected to the living room and features wall and base cabinets, workspace, and splashback tiling, with provision made for freestanding and undercounter appliances.

## Property Summary

- Main-door lower flat in Tranent
- Stylish, modern interiors
- Entrance hall with large store
- Generous living/dining room
- Bright fitted kitchen
- Well-proportioned double bedroom with a built-in wardrobe
- Bathroom with shower-over-bath
- Access to a shared garden/drying green
- Allocated parking space
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £140,000











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The flat's double bedroom peacefully overlooks the rear garden and continues the stylish presentation of the preceding accommodation with on-trend sage-green décor and a fitted carpet. The spacious sleeping area is accompanied by a built-in wardrobe. Finally, a bathroom comprises a bath with an overhead shower, a pedestal basin, a wall-mounted vanity cabinet, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat benefits from access to a large shared garden/drying green and has its own allocated parking space.

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

Factor: The development is factored by RMG Scotland for an approximate monthly fee of £35-40, which includes all maintenance of communal areas and grounds, plus joint building insurance.





## Tranent, East Lothian

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, 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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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



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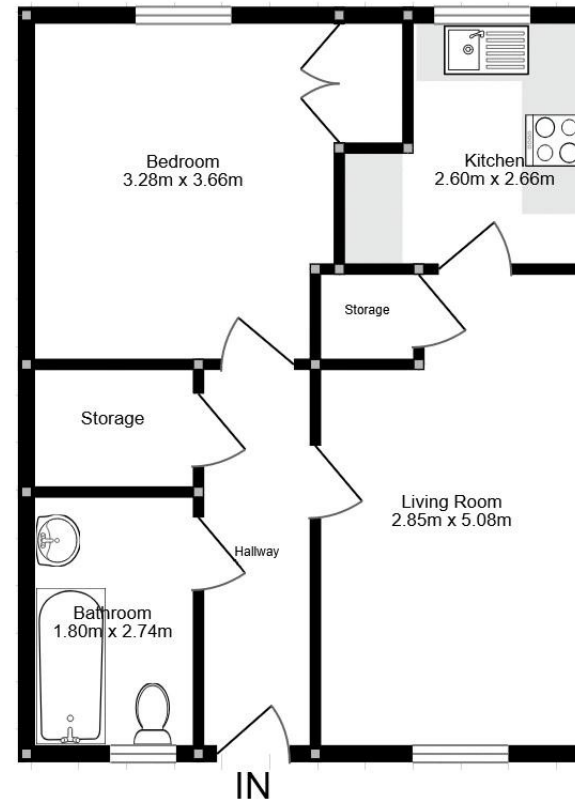
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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

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Ground Floor



Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. No liability is accepted by the agency as to the exact measurements of the rooms.