



GARDEN STIRLING BURNET

45 LAMMERMoor TERRACE
TRANENT, EAST LoTHIAN, EH33 1NJ



2



1

EPC
RATING

D

COUNCIL
TAX BAND

B



This spacious two-bedroom upper villa enjoys a leafy edge-of-park setting in the well-connected town of Tranent, just a 30-minute commute from central Edinburgh. The attractive residential position lies within easy walking distance of local shops, schools, and open countryside, with rail links and East Lothian's beautiful coastline just a short drive away. Ideally suited to professionals and small families, the property offers bright, contemporary interiors, a generous enclosed garden, and unrestricted on-street parking.

A naturally lit entrance hall leads to a central upper landing, opening into a generous reception room where a south-facing bay window fills the space with sunlight throughout the day. This inviting room offers excellent flexibility for both lounge and dining furniture, enhanced by crisp neutral décor, oak-toned flooring, and a contemporary electric fire set into a media wall with display alcoves. The adjacent kitchen enjoys a pleasant outlook towards the park and is fitted with modern beech-toned cabinetry, ample worktop space, and a stylish brick-style splashback. Appliances include an integrated fridge, freezer, oven, and five-burner gas hob with chimney hood, alongside a freestanding fridge freezer and dishwasher, plus plumbed undercounter space for a washing machine.

FEATURES

- Bright and spacious upper villa in well-connected Tranent
- Edge-of-park setting with leafy rear views
- Entrance hall and upper landing
- South-facing living/dining room with electric fire and display alcoves
- Well-appointed modern kitchen
- Two double bedrooms (principal with excellent storage)
- Quiet south-facing study off the principal bedroom
- Bathroom with shower-over-bath
- Secure easy-maintenance rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing





Both double bedrooms are well-proportioned and softly carpeted. The principal benefits from extensive wall-to-wall storage and access to a south-facing adjoining study, ideal for quiet home working. The second bedroom enjoys a peaceful outlook over the garden and parkland beyond. A well-presented bathroom completes the accommodation, featuring a shower-over-bath, vanity storage, and chic neutral tiling. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the large rear garden is fully enclosed and attractively landscaped for ease of maintenance, with a mix of lawn, gravel, wood chippings, and decked seating areas, framed by surrounding trees and greenery. Unrestricted parking is available on the street to the front.

Extras: All fitted flooring, window coverings, and light fittings are included in the sale.







Tranent, East Lothian

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The bustling town, which has enjoyed considerable development over the past few years, 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 takes as little as 30 minutes. Perched on a hill, Tranent enjoys lovely views across the Firth of Forth towards Fife and the surrounding rolling hills. The town centre offers a good variety of shops, restaurants, pubs, and a library. Located in the heart of Tranent, the Loch Centre is a dedicated sports and community centre with a 25-metre swimming pool, a multi-purpose sports hall, dance studios, a gym, and a children's soft play area, whilst The Fraser Centre is a community owned entertainment hub with a cinema. Residents are also just a short drive from East Lothian's various golf courses, which are regarded as some of the best in Scotland. For more extensive retail and leisure, nearby Fort Kinnaird Retail Park hosts a range of large retail outlets and restaurants. Primary and secondary schooling are catered for in the town; tertiary and further education is available at Edinburgh College and Queen Margaret University in neighbouring Musselburgh.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

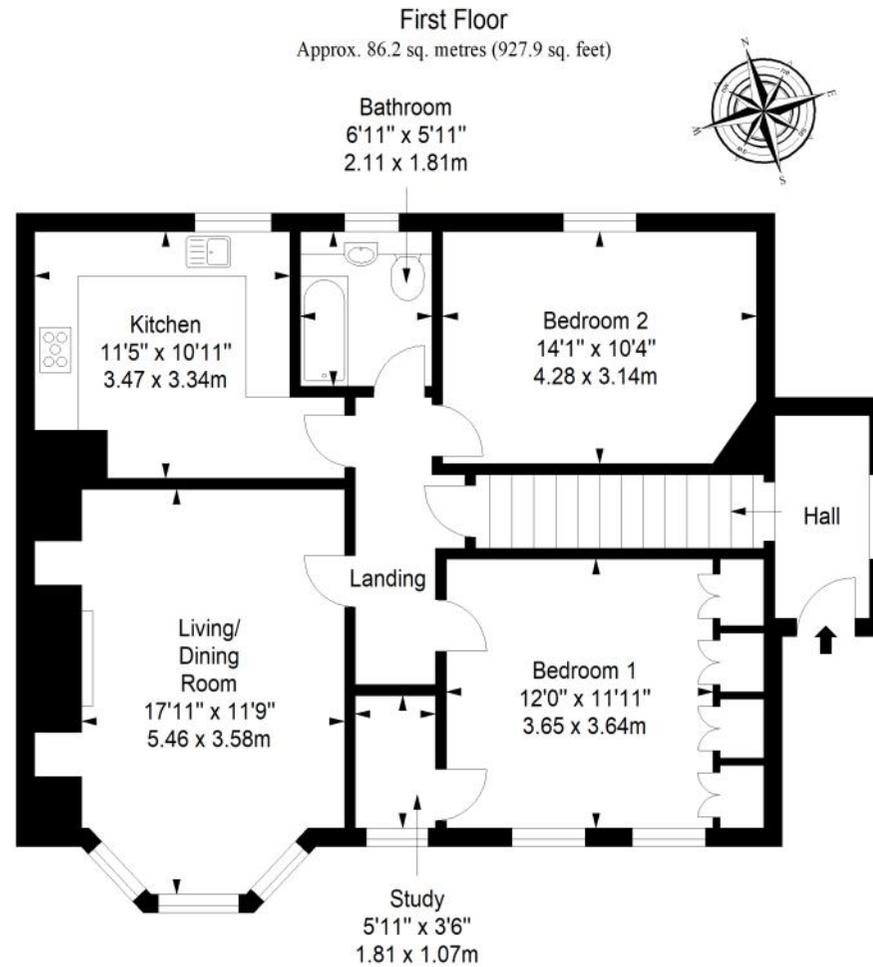
espc

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



Total area: approx. 86.2 sq. metres (927.9 sq. feet)