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Solicitors and Estate Agents  
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Council Tax  
Band: B

EPC  
Band: C

Total Area:  
55 m<sup>2</sup>



Watermans  
LEGAL

25 Baxters Gate  
Tranent, EH33 2QW







## THE PROPERTY



Located in the popular coastal town of Tranent, and on a quiet residential cul-de-sac, this one-bedroom, first-floor flat is close a range of local amenities, and the town has excellent transport links across the county and into Edinburgh. The property is well presented throughout and benefits from a communal garden and allocated parking, offering a fantastic opportunity for first-time buyers, professionals, or as a buy-to-let opportunity. You access the property through a private ground-floor front door and ascend the stairs where you enter into a bright and airy hall with storage. Straight ahead, you step into a living and dining room, decorated in stylish dark green tones paired with chic wood-toned flooring, and boasting ample space for lounge and dining furniture. An electric fire provides a lovely focal point, and a handy storage cupboard branches to the side. To the back of the room, you move straight through into a kitchen, replete with storage provided through sleek grey cabinetry and with complementary white countertops. The room has plenty of space for freestanding appliances. Continuing through the property, you come to a double bedroom, decorated in soothing greys with a large window that floods the room with morning sunlight. Generously proportioned with built-in wardrobes, the room also offers ample scope for a range of configurations of freestanding furniture. Completing the accommodation is a contemporary family bathroom with a WC, a bath with an overhead shower, and a vanity sink. Further storage is provided by a handy loft space. Gas central heating and double glazing are found throughout. Externally, the property enjoys a neat communal garden, and there is allocated parking for residents with further unallocated parking bays. All the useful amenities found on Tranent high street are a short walk away, and the coastal delights of East Lothian are easily accessible. Excellent transport links to central Edinburgh further enhance this appealing town location.



Extras: Included in the sale are all fitted floor coverings, window coverings, and light fittings. The kitchen appliances are available on negotiation.

- Well-presented first-floor flat
- Popular residential development
- Entrance hall with storage
- Storage solutions throughout
- Airy living/dining room
- Bright kitchen
- One double bedroom
- Modern family bathroom
- Communal garden
- Allocated parking
- GCH and DG



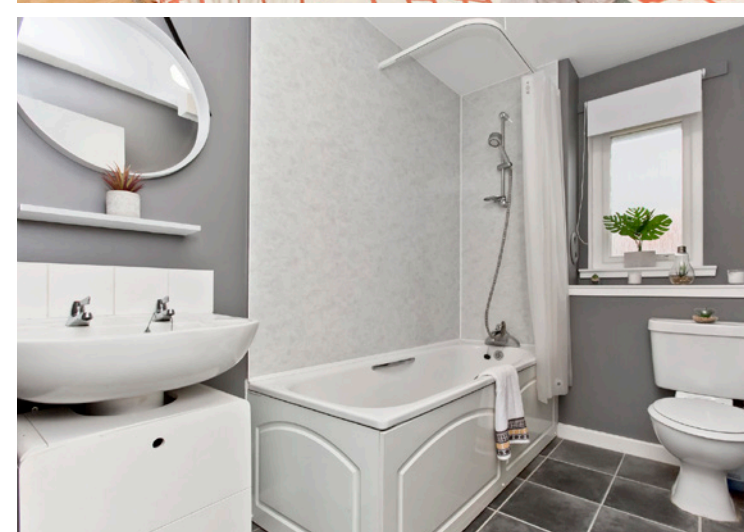
## THE AREA

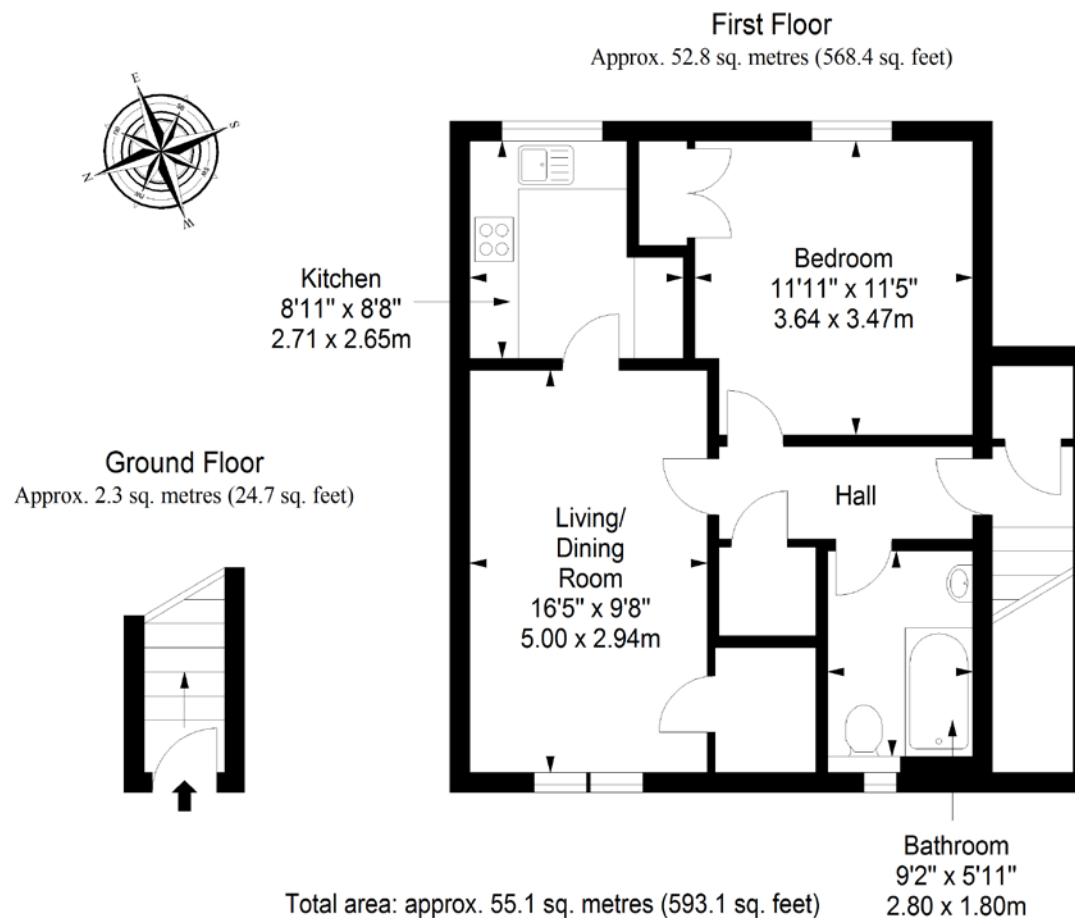


Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre, and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent 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.

**VIEWING:** By appointment, contact Watermans Legal on 0131 467 5566

**HOME REPORT VALUE :** £130,000





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