



GARDEN STIRLING BURNET

4 TRANENT ROAD, ELPHINSTONE
TRANENT, EAST LoTHIAN, EH33 2LS



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Set on a generous enclosed plot with manicured lawns and a sunny seating terrace, this two-bedroom semi-detached bungalow lies in the peaceful village of Elphinstone, five minutes' drive from the town of Tranent and 10 miles from central Edinburgh. Ready for its new owners, the home's airy interiors enjoy social interconnection between living spaces, as well as an appealing blank canvas of minimalist décor. On-street parking can be found outside the property and is unrestricted.

Stepping inside, the accommodation is approached via a practical vestibule and entrance hall. Leading off the hall is a bright, comfortably carpeted living room. It offers handy hidden and display storage, as well as a flexible footprint for seating arranged around an electric fire with a classically styled surround. There is also convenient direct access to the kitchen. The kitchen overlooks the rear garden (with direct access) and features a central area for a dining table and chairs – a perfect arrangement for relaxed entertaining and socialising whilst cooking. Appointed in tasteful white and wood tones, with coordinating flooring, the kitchen boasts a selection of cabinets allowing space for freestanding appliances. There is also a pantry cupboard providing additional storage.

FEATURES

- Quiet setting close to amenities
- Easily adaptable neutral décor
- Semi-detached bungalow
- Entrance vestibule and hall
- Bright living room with storage and access to:
- Dining kitchen with garden access
- Two double bedrooms (one with storage)
- Bathroom with shower-over-bath
- Generous enclosed gardens with a shed
- Unrestricted on-street parking
- Gas central heating and double glazing





Returning to the other side of the entrance hall you reach two spacious double bedrooms, both carpeted for a homely feel. The larger of the two rooms benefits from built-in cupboard storage. Finally completing the home and accessed from the hall is a bright, understated bathroom replete with a WC, a pedestal basin, and a bath with an overhead shower and glazed screen. The property is kept warm and efficient via gas central heating and full double glazing. Externally, enclosed gardens hug the property to three sides, with a leafy rear outlook, and are reassuringly secure for children and pets. Featured are neat areas of lawn, a south-facing patio for alfresco dining, and a shed for external storage. On-street parking in the immediate vicinity is unrestricted.

Extras: All fitted floor and window coverings, light fittings, and an electric fire are included in the sale.





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Elphinstone, Tranent, East Lothian

Nestled in the scenic East Lothian countryside, the small village of Elphinstone 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. Five minutes' drive away is the town of Tranent offering 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 centre of town, 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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HOUSE SALES

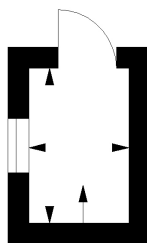
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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.

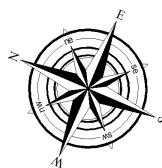
FLOORPLAN

Shed

Approx. 2.2 sq. metres (23.7 sq. feet)

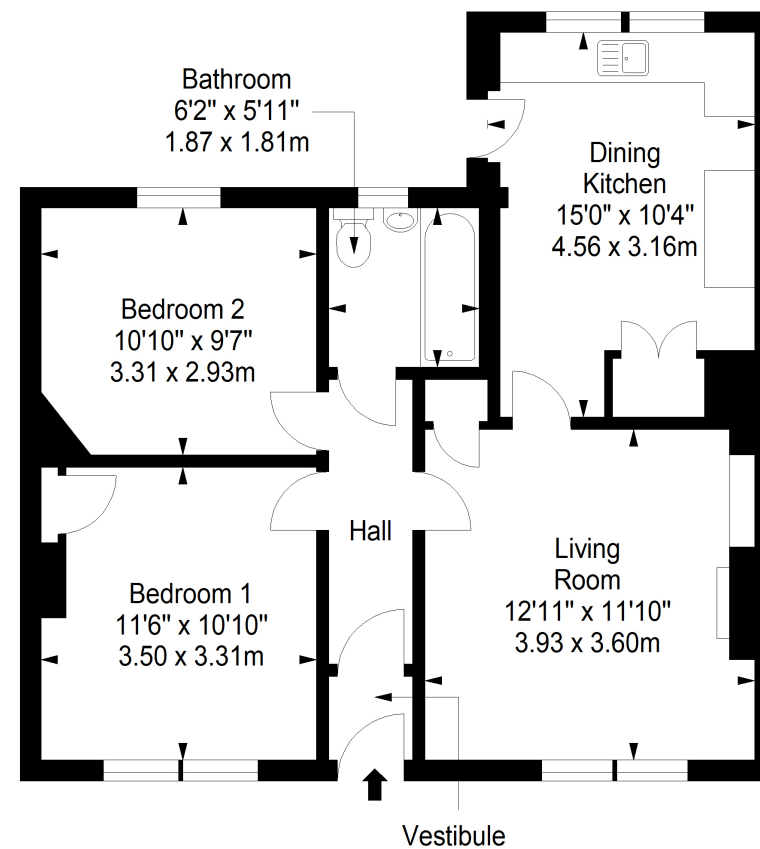


Shed
6'1" x 3'11"
1.85 x 1.20m



Ground Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



Total area: approx. 65.1 sq. metres (700.8 sq. feet)