




GARDEN STIRLING BURNET

22 CARLAVEROCK CLOSE
TRANENT, EAST LoTHIAN, EH33 2PP





This mid-terraced bungalow is situated within a quiet cul-de-sac in an established residential area of Tranent and offers a double bedroom, a spacious reception room, a kitchen, and a bathroom, plus a low-maintenance garden and a private driveway. The home is beautifully presented with attractive, modern interiors and is sure to appeal to a wide demographic.

The front door is set back from the road behind the driveway and opens into a welcoming hallway with a built-in storage cupboard. Here, the attractive interiors are introduced with soft grey décor and wood-styled flooring. Straight ahead, you step into a spacious reception room, where plenty of room is proved for arrangements of lounge and dining furniture. The room is elegantly presented with neutral décor, an attractive feature wall, and wood-styled flooring, whilst French doors to the rear extend the space out onto the garden. The kitchen is conveniently connected to the living and dining room and is appointed with cream-coloured wall and base cabinets, workspace, and grey splashback panelling. Integrated appliances comprise a double oven, a gas hob, an extractor hood, and a washing machine whilst a freestanding fridge/freezer is included.

FEATURES

- Mid-terraced bungalow in Tranent
- Well-presented, modern interiors
- Welcoming entrance hall with storage
- Generous living/dining room with French doors onto garden
- Attractive fitted kitchen
- Good-sized double bedroom with built-in wardrobe
- Stylish bathroom with shower-over-bath
- Low-maintenance rear garden
- Private gated front driveway
- Gas central heating and double glazing





The bungalow accommodates a well-proportioned double bedroom, offering space for bedroom furniture, with floorspace maximised by a large built-in wardrobe with mirrored doors. The sleeping area continues the attractive presentation of the preceding accommodation with neutral décor and the same oak-inspired flooring. Finally, a bright bathroom completes the accommodation on offer, comprising a bath with an overhead shower, a WC-suite, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is complemented by a low-maintenance rear garden, paved and gravelled for easy upkeep and featuring a shed for outdoor storage. Off-street parking is provided by a private, gated front driveway. Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and fridge/freezer will be included in the sale. Some furniture may be available by separate negotiation.







TRANENT

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.



SCAN HERE
To learn more about Tranent





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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



Total area: approx. 50.4 sq. metres (542.5 sq. feet)