



GARDEN STIRLING BURNET

1 DE QUINCEY WALK
TRANENT, EAST LoTHIAN, EH33 2JE



3



1

EPC
RATING

C

COUNCIL
TAX BAND

C



Boasting immaculate, contemporary interiors, this three-bedroom end-terrace house is situated in an established residential area of Tranent, enjoying a quiet position overlooking communal green space. The spacious home is sure to appeal to a wealth of buyers and lies within easy reach of the town's amenities, including the high street, primary and secondary schooling, and transport links across the county and further afield. A matted entrance vestibule welcomes you into the home and flows through to a hall, with both areas accompanied by built-in storage, with the hall's walk-in cupboard benefiting from useful shelving. On your right, you step immediately into living room which spans the entire depth of the property and is illuminated by east- and west-facing windows, filling the room with sunshine throughout the day. The room is elegantly presented with a media wall (including space for a soundbar), stylish décor and a plush fitted carpet. The recently renovated kitchen is across the hall and is also lit by east- and west-facing windows, as well as offering space for a seated dining area – ideal for family meals and entertaining guests. The kitchen is well-appointed with contemporary, glossy cabinetry and spacious worktops, framed by chic splashbacks. Integrated appliances comprise an oven, an induction hob, a fridge/freezer, and a microwave, whilst an under counter washing machine is included.

FEATURES

- End-terrace house in Tranent
- Immaculately presented, contemporary interiors
- LED lighting throughout
- Matted entrance vestibule and hall (both with storage)
- Large, dual-aspect living room
- Generous, double-aspect dining kitchen and rear vestibule with walk-in laundry cupboard
- Three bedrooms (one with a walk-in wardrobe and another with a cupboard)
- Stylish shower room
- Floored attic space with lighting
- Good-sized, low-maintenance rear garden
- Access to unrestricted on-street parking
- Interlinked smoke detection
- Gas central heating and double glazing





The kitchen is also supplemented by a rear vestibule with external access and a walk-in laundry cupboard with fitted shelving, power and lighting. On the first floor, a landing leads to three bedrooms and a shower room. The principal bedroom is accompanied a walk-in wardrobe, whilst the smallest bedroom has cupboard storage and could easily lend itself to a home office. All three sleeping areas are tranquilly decorated and fitted with plush carpets for optimum comfort underfoot. The shower room comprises a large shower enclosure and a WC-suite set into storage. Interlinked smoke detectors, gas central heating and one-year old double glazed windows, a new boiler and radiators plus a recent full rewiring of the home ensure year-round comfort and efficiency. Externally, the house is accompanied by a good-sized, low-maintenance rear garden with access water and a power supply, it is paved and gravelled for easy upkeep plus securely fenced – reassuring for children and pets. Unrestricted on-street parking can be found next to the property. Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, sofa, bed, wardrobe and dining table with chairs will be included.







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





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

