



47 CHURCH STREET
TRANENT, EAST LoTHIAN, EH33 1AD

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This main-door lower flat forms part of a traditional row in Tranent, offering an ideally proportioned home for first-time buyers, professionals, couples, downsizers, and rental investors alike with a double bedroom, an open-plan living area, a wet room, and a separate WC. Externally, the flat has access to a shared garden and private residents' parking.

The flat's private front door opens into a hallway (with a WC), leading immediately into the open-plan kitchen and living area straight ahead. Here, plenty of space is provided for lounge and dining furniture, and the adjoining kitchen is fitted with wall and base cabinets, worktops, and splashback panels. Freestanding appliances comprising a cooker, fridge/freezer, and washing machine are also included in the sale. The whole room is neutrally decorated, ideal for personalisation by the new owner, with the living area carpeted for comfort and featuring a fireplace surround flanked by an Edinburgh press.

FEATURES

- Main-door lower flat in Tranent
- Excellent opportunity for new owner to personalise
- Entrance hall with WC
- Open-plan kitchen, living, and dining room
- Spacious double bedroom with versatile adjoining room
- Practical wet room
- Shared (TBC) rear garden
- Private residents' parking
- Gas central heating and double glazing (TBC)





The flat's double bedroom is spacious and airy, offering plenty of space for furniture, and it enjoys an east-facing aspect overlooking the rear garden. Adjoined to the bedroom is a practical wet room and a versatile room (with garden access) that could lend itself to a variety of uses, such as a utility room, to supplement the kitchen, a walk-in wardrobe, or a study area. The home is kept warm by a gas central heating system and benefits from double-glazed windows. Externally, the flat enjoys access to a shared, low-maintenance rear garden (with a private shed for outdoor storage) and private residents' parking.

Extras: All fitted floor coverings, window coverings, light fittings, and kitchen appliances will be included in the sale (TBC). Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.



Virtually staged by Property Studios





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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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.

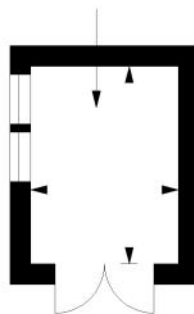
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

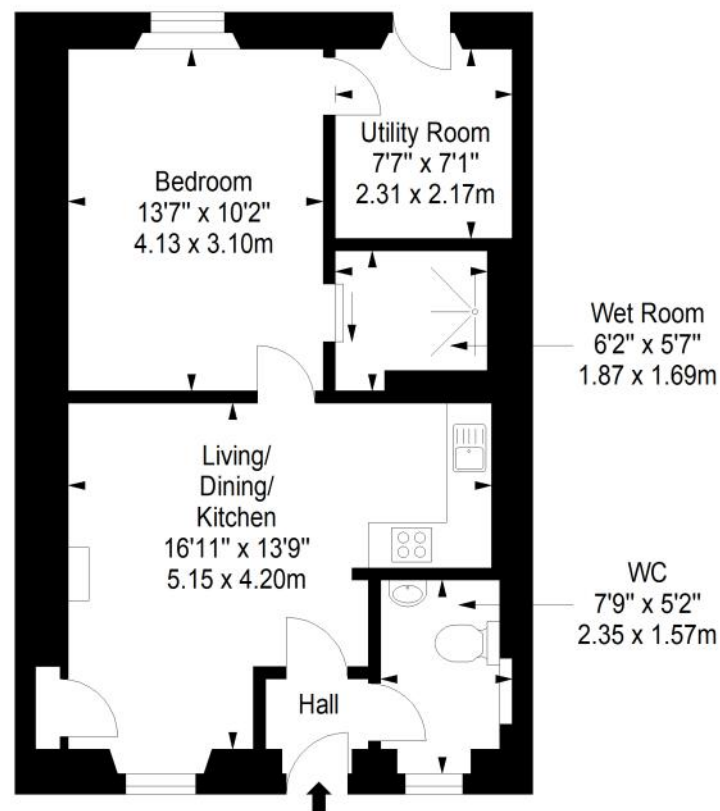


Shed
 Approx. 4.3 sq. metres (46.3 sq. feet)

Shed
 7'10" x 5'11"
 2.40 x 1.80m



Ground Floor
 Approx. 46.3 sq. metres (498.4 sq. feet)



Total area: approx. 50.6 sq. metres (544.7 sq. feet)