



19 BLAWEARIE ROAD
TRANENT, EAST LoTHIAN, EH33 2BG



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Welcome to a lovely two-bedroom mid-terrace house with bright and airy rooms and light decoration throughout. This charming home further benefits from a spacious reception area, a modern kitchen, and a three-piece shower room. It also boasts a rear garden with a southwest-facing aspect. Set on a cul-de-sac by a large public park, the property has a desirable location in the heart of Tranent, positioned within easy reach of the town's amenities, schools, and transport links.

Entering the home, you are greeted by a naturally-lit hall with built-in storage. On the right is the living/dining room, which spans the entire width of the property to provide a large reception area. Dual-aspect windows flood the space in natural light, whilst neutral decoration further enhances the airy ambience. This room is neatly zoned too, with a focal-point fireplace framing the lounge area and an open archway marking the dining space. In the breakfasting kitchen, handle-less base and wall cabinets are paired with marble-inspired worktops and easy-to-clean splashbacks. It is a modern design that is practical and elegant. It has additional built-in storage and access to the back garden. It also comes with an electric cooker, a fridge/freezer, and a washing machine.

FEATURES

- An attractive mid-terrace house
- Desirable location in popular Tranent
- Lightly decorated interiors
- Naturally-lit hall with built-in storage
- Large, dual-aspect living/dining room
- Modern breakfasting kitchen
- Two spacious double bedrooms with storage
- Bright shower room with three-piece suite
- Low-maintenance front and rear gardens
- Generous external store
- Unrestricted on-street parking
- Gas central heating and double glazing





Upstairs leads to the two double bedrooms which are both spacious and airy. Each room is lightly decorated and laid with soft carpeting for underfoot comfort. For added convenience, the principal bedroom has a built-in mirrored wardrobe and the second bedroom has built-in storage. Finishing the accommodation is a bright three-piece shower room which is neutrally styled. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has enclosed gardens to the front and rear, both of which have low-maintenance designs that are ideal for relaxing and dining in the sun. The rear garden also boasts a suntrap, southwest-facing aspect and a generous external store. Parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, and a washing machine to be included in the sale. Additional furnishings as seen in the photographs are available upon request.







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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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

