



10 CROWN COURT
TRANENT, EAST LoTHIAN, EH33 1LW



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Welcome to a three-bedroom end-terrace house which is brought to market in move-in condition, offering bright and airy rooms that are finished with a crisp neutral palette. This charming home further boasts a spacious reception area, a well-appointed kitchen, and a three-piece bathroom. It also benefits from a suntrap, south-facing garden as well. Set within easy reach of Tranent's High Street, the property has a prime location too, close to amenities, schools, and transport links.

Inside, you are welcomed by an entrance hall that leads directly ahead into the living/dining room. Here, a crisp neutral backdrop is paired with a bold accent wall and a muted, wood-toned floor. It is an attractive and instantly inviting look, which is further heightened by the south-facing windows that bring a flood of light into the room. It has a spacious footprint too, easily accommodating both lounge and dining furniture. From here, a neighbouring rear porch provides storage and access to the back garden. Meanwhile, the kitchen has a popular design, fitted with timber-toned cabinets and granite-style worktops. It comes with a selection of integrated appliances (gas hob, extractor hood, double oven, and dishwasher), as well as a freestanding fridge/freezer, and a washing machine.

FEATURES

- End-terrace house in move-in condition
- Prime location near Tranent's High Street
- Crisp neutral interiors throughout
- Welcoming entrance hall
- Spacious, south-facing living/dining room
- Rear porch with storage and garden access
- Well-appointed kitchen with popular design
- Two double bedrooms with built-in storage
- Versatile third bedroom with open store
- Modern bathroom with overhead shower
- Enclosed rear garden with south-facing aspect
- Unrestricted on-street parking
- Gas central heating and double glazing





The bedrooms are on the first floor, comprised of two doubles with built-in storage and one versatile space with an open store area. The doubles are both neutrally decorated, whilst the third bedroom is tastefully decorated as a children's space. All three enjoy easy-upkeep flooring. A modern three-piece bathroom (with an overhead shower) finishes the interiors. Gas central heating and double glazing ensure year-round comfort. Outside, the home has a fully-enclosed rear garden which is laid with paving for ease of maintenance. It boasts a south-facing aspect and is perfect for summer barbecues. Unrestricted on-street parking is also available.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Please note, some images have been virtually staged for illustration purposes.





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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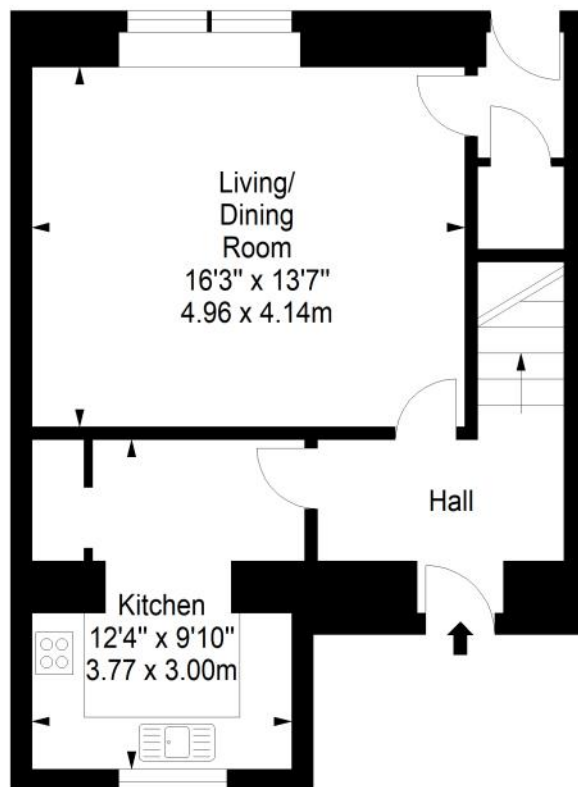
HOUSE SALES

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.

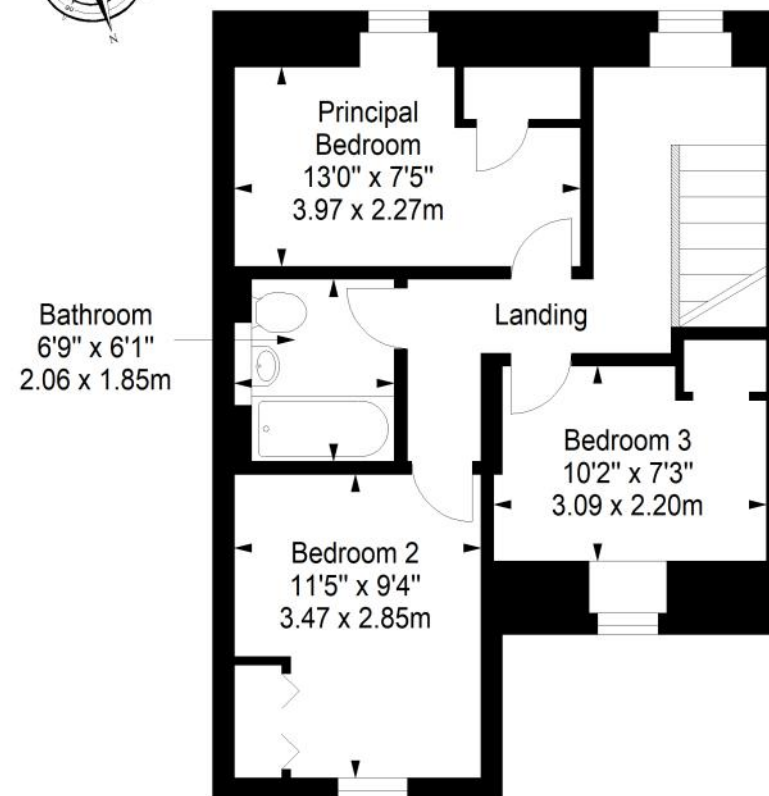
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

Ground Floor
 Approx. 44.9 sq. metres (483.3 sq. feet)



First Floor
 Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 89.3 sq. metres (961.2 sq. feet)