



21 The Heugh
TRANENT | EH33 1BE


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Warners are delighted to present to the market this beautifully presented two-bedroom detached bungalow, enjoying a peaceful and elevated position at the end of a quiet cul-de-sac in the heart of Tranent. Surrounded by open countryside and boasting panoramic views, this rarely available home has been tastefully upgraded by the current owners to offer spacious, contemporary accommodation all on one level-making it an ideal choice for downsizers, couples, or small families seeking tranquillity with modern convenience. Internally, the property features a welcoming entrance vestibule and hallway with a generous storage cupboard. The stylish kitchen is fitted with a sleek mix of wall and base units and comes complete with integrated appliances, providing an efficient and attractive space for modern living. The heart of the home is the bright and airy living/dining room, which offers ample space for both relaxing and entertaining. French doors lead directly onto a large raised decking area, ideal for enjoying the sweeping countryside views. Both bedrooms are well-proportioned doubles, with one benefiting from integrated storage, and a contemporary shower room completes the internal accommodation. Externally, the property enjoys extensive surrounding gardens, including a generously sized elevated decking area that captures the best of the peaceful rural setting. A tiered rear garden features two polytunnels-perfect for enthusiastic gardeners-and a shed provides handy additional storage. The property also benefits from gas central heating, double glazing, and unrestricted residents' parking. Early viewing is highly recommended to fully appreciate this stylish and tranquil home.

Accommodation comprises:

- Entrance vestibule and welcoming hallway with storage cupboard
- Contemporary kitchen with integrated appliances and ample cabinetry
- Bright and spacious living/dining room with French doors to decking
- Two double bedrooms (one with integrated storage)
- Modern shower room
- Elevated raised decking with open countryside views and large patio area
- Surrounding private gardens with two polytunnels and external storage shed
- Gas central heating and double glazing
- Unrestricted residents' parking

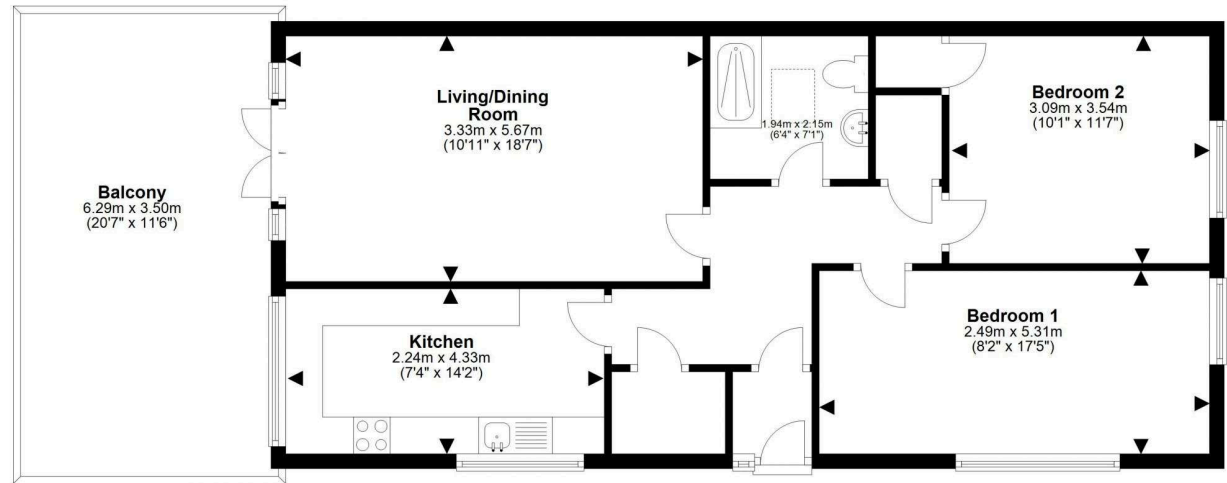
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property along with all curtains. EPC: C CT: E

The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The A1, city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.