



8c Edinburgh Road
TRANENT | EH33 1AN


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TRANENT | EAST LoTHIAN | EH33 1AN

Forming part of a beautifully converted historic building (formerly the Miners Welfare Institute), this two-bedroom upper apartment blends period character with contemporary style. Thoughtfully refurbished throughout, it offers a stunning modern home ideal for first-time buyers, couples, professionals, or investors, perfectly positioned close to Tranent's town centre and excellent transport links.

Accessed via a secure shared entrance and stairwell, the apartment opens into a welcoming hallway with a built-in storage cupboard. Neutral décor and oak-style flooring set the tone for the bright, immaculate interiors that follow.

The spacious living and dining room is a standout feature, a wonderfully bright area with dual-aspect windows and south-facing French doors opening onto a Juliet balcony. Its generous footprint easily accommodates both lounge and dining furniture, ideal for relaxing or entertaining.

The contemporary kitchen is fitted with sleek slate-grey cabinetry, marble-effect worktops, and matching splashbacks.

There are two double bedrooms, both beautifully presented. The principal bedroom features crisp white décor, a plush grey carpet, and a stylish accent wall, creating a calm retreat. The second bedroom would also make an ideal home office or guest room.

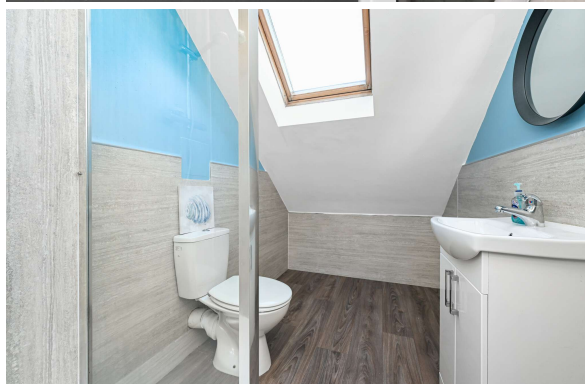
Completing the accommodation is a pristine shower room with a corner enclosure, vanity storage unit, and toilet, all finished to a high standard.

With gas central heating, double glazing, and a perfect blend of character and modern comfort, this delightful apartment is a truly move-in-ready home in a sought-after East Lothian location.

All fixtures will be included in the sale, fittings will include the blinds in both bedrooms and the curtains in the living room.

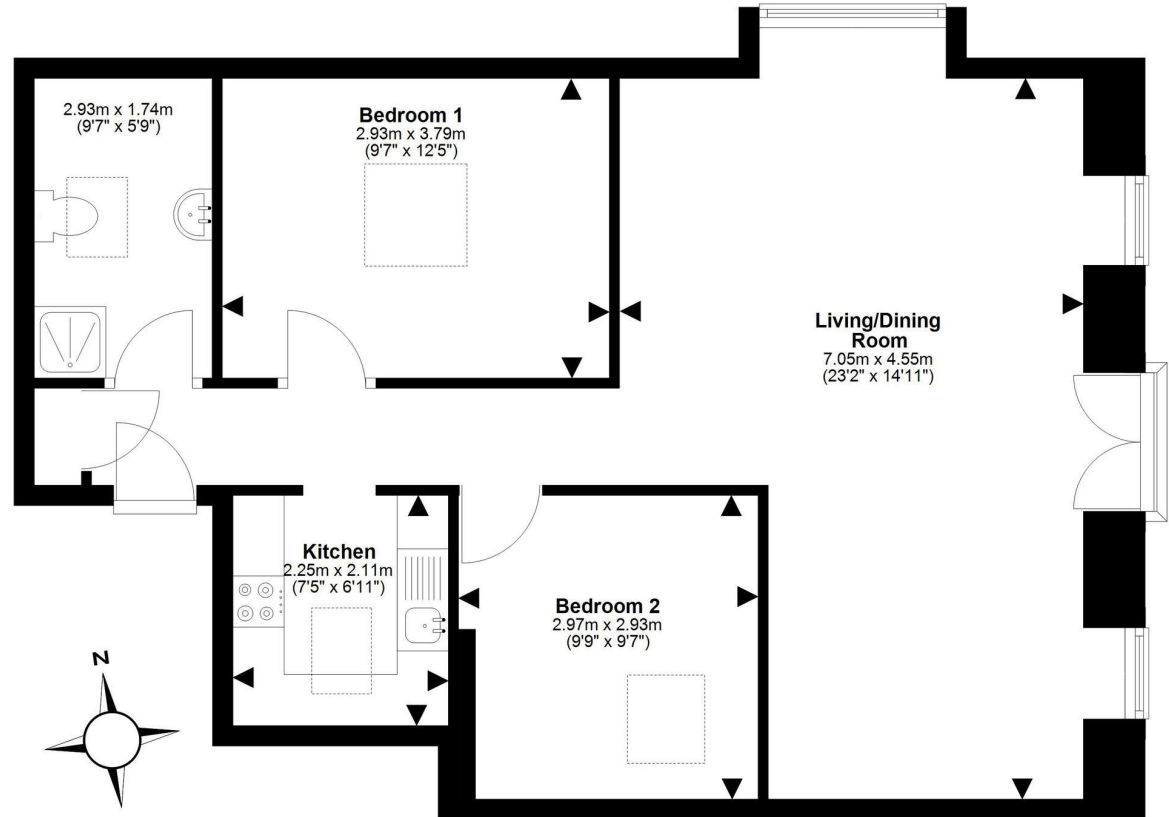
Energy rating D. Council Tax Band C.

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



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.

- Historic conversion in the former Miners Welfare Institute.
- Stylish modern interiors throughout.
- Bright living space with Juliet balcony.
- Contemporary kitchen with integrated appliances.
- Two double bedrooms.
- Central Tranent location near shops and transport links.



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.