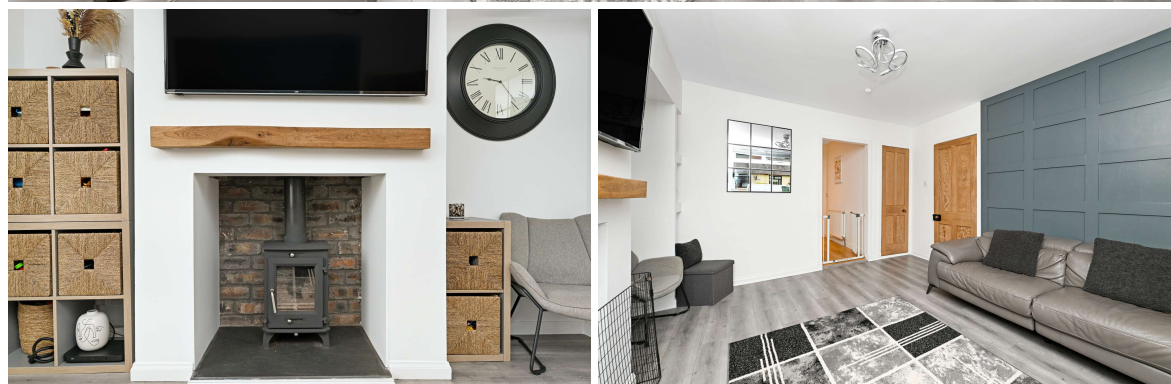




2 Tranent Road
TRANENT | EH33 2LS


warners
solicitors & estate agents



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Warners are delighted to present this rare opportunity to acquire a beautifully presented semi-detached bungalow, perfectly located in the peaceful and sought-after village of Elphinstone. Offering bright, spacious accommodation and presented in true move-in condition, this home combines timeless charm with contemporary finishes, creating a welcoming and comfortable living environment.

A welcoming entrance hallway leads to the heart of the property, including a generously proportioned living room. This delightful space features a built-in fireplace with a real log-burning stove and a striking solid oak mantel, providing both warmth and character. The large breakfasting kitchen has been thoughtfully designed with modern base and wall units, complemented by ample solid oak work surfaces. There is plenty of space for a dining table, making it ideal for family meals, and a door from the kitchen provides direct access to the rear garden. The bungalow further offers two well-proportioned double bedrooms and a recently fitted modern bathroom, featuring a stylish three-piece suite with a shower over the bath. Gas central heating and double glazing ensure comfort throughout the year. Externally, the property benefits from spacious, well-maintained gardens to the front, side, and rear, complemented by a driveway. The rear garden includes a shed for storage, while a large shed at the front provides additional practical space. With potential to extend the kitchen or convert the loft, this home offers excellent scope for enhancement. Combining a peaceful village setting, generous accommodation, and high-quality finishes throughout, this property is ideal for a wide range of buyers. Early viewing is highly recommended to fully appreciate the size, standard, and quality on offer.

Accommodation Includes

- Welcoming Hallway
- Living Room featuring a built-in fireplace with real log-burning stove and solid oak mantel.
- Breakfasting Kitchen with direct access to rear garden
- Two Double Bedrooms
- Modern Bathroom with stylish three piece suite, shower over bath
- Front, Side & Rear Landscaped Gardens
- Private Driveway
- Gas central heating & Double glazing

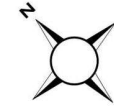
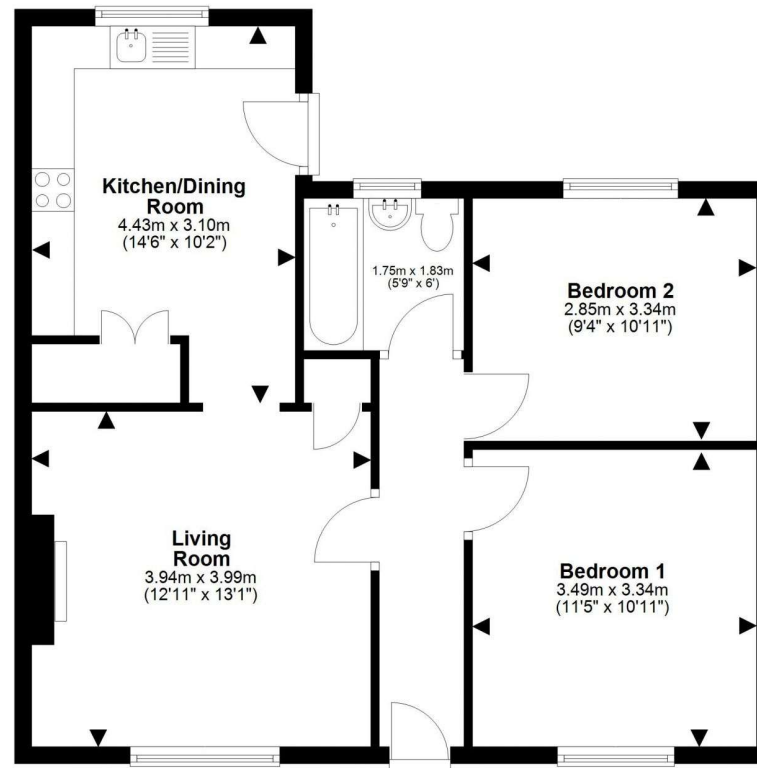
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property, non integrated items, curtains & blinds can be available at request. EPC: C CT: C

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.