

COULTERS[©]

2 BIRSLEY ROAD

TRANENT, EAST LoTHIAN, EH33 1NL

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This well-presented, detached stone-built cottage is centrally located in a highly sought-after residential area. It offers flexible family accommodation and is situated in a peaceful setting while remaining within easy reach of a wide range of local amenities, excellent transport links, including the A1 and the beautiful East Lothian beaches.

KEY FEATURES



Detached stone built cottage



Three generous double bedrooms



Private enclosed garden to the rear



Garage and driveway



Within a short walk of all local amenities and local nursery



Solar Panels



EPC Rating - C



Council Tax Band - F





The ground floor features a spacious, contemporary kitchen that opens into a bright family room with a wood burning stove and sliding doors leading to the rear garden. There's also a generous sitting room with a bay window and another wood burning stove, a large separate utility room with direct access to a sizable garage fitted with an electric door, and two double bedrooms, both with fitted wardrobes, alongside a stylish family bathroom. Upstairs, a spacious landing offers a flexible area ideal for a study or additional living space, complete with ample storage. The principal bedroom benefits from fitted wardrobes and is served by a separate modern shower room.

To the rear the enclosed private garden boasts mature planting, fruit trees and a patio area. There is a driveway and additional on street parking to the front. Additional features include: Solar Panels.



THE LOCAL AREA

Approximately ten miles east of Edinburgh, Tranent is a bustling East Lothian town with a welcoming community. Its wonderful location means that outdoor recreational opportunities are exceptional including countryside walks and cycles, golf at some of the most renowned courses, and days spent on breathtaking beaches including those at nearby Gullane and North Berwick. Indoor recreation is well provided at the Mercat Gait Centre in nearby Prestonpans, housing a 25m swimming pool, health suite, state-of-the-art gym and fitness classes and Meadowmill Sports Centre has a gym and outdoor sports pitches.

The thriving high street features an array of retailers perfect for daily shopping needs and there is a large Aldi and Asda along with restaurants and pubs. Fort Kinnaird Retail Park only a short drive away has an Odeon Cinema, high street stores, and casual dining choices such as Five Guys.

Local schooling includes Sandersons Wynd Primary School and Windygoul Primary School and it is in the catchment area for Ross High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. The nearest train station is Prestonpans which offers regular services between Edinburgh and North Berwick and there is easy access to Edinburgh by car via the A1 and City Bypass.

EXTRAS

All fitted floor coverings, window coverings, light fittings and integrated appliances are included in the sale price. Greenhouse and wallmounted Tv's not included in the sale.

HOME REPORT VALUATION: £420,000



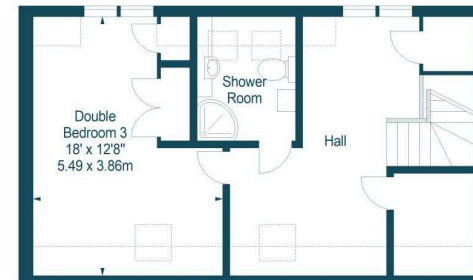
Birsley Road,
Tranent,
East Lothian, EH33 1NL



Approx. Gross Internal Area
1604 Sq Ft - 149.01 Sq M
Garage & Utility
Approx. Gross Internal Area
375 Sq Ft - 34.84 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.