



5 FULLARTON BANK

Tranent, East Lothian, EH33 1EY



1

Public Room



2

Bedrooms



1

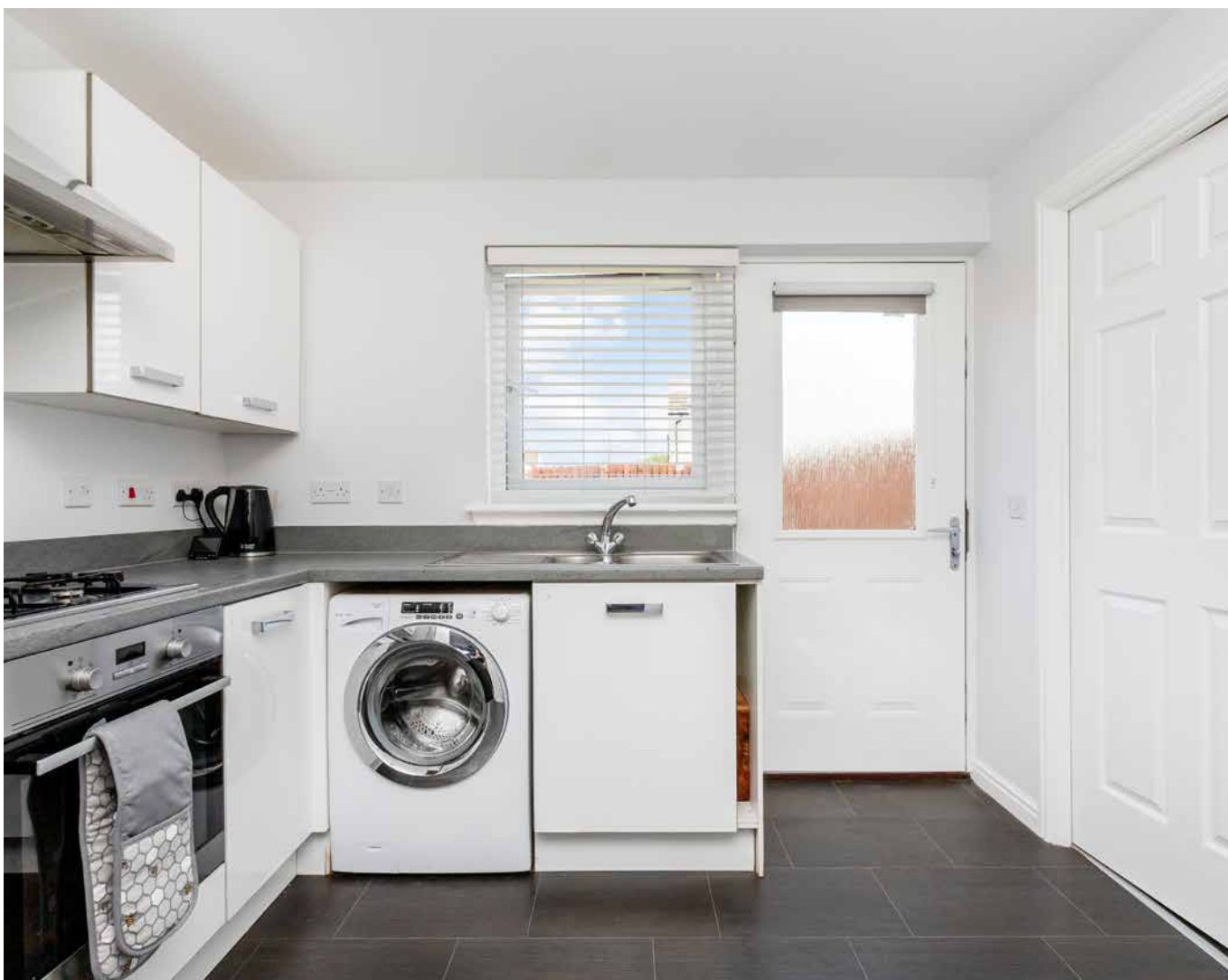
Bathroom



5 FULLARTON BANK

Welcome to 5 Fullarton Bank, a beautifully presented terraced home set within a popular modern development in Tranent. Finished in a fresh contemporary style throughout, the property offers bright, well-designed living spaces perfectly suited to modern lifestyles. The spacious, west-facing living room leads to a stylish breakfasting kitchen with direct access to the enclosed rear garden, creating an ideal setting for everyday living and entertaining. Two well-proportioned bedrooms, one with a mirrored wardrobe, and modern bathroom facilities complete the attractive interior. Everyday essentials, including supermarkets, cafés, and leisure facilities, are all close by. Families will appreciate the excellent choice of local schools and nearby green spaces. Regular public transport and swift road connections also make commuting to Edinburgh and across East Lothian simple.





VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Two-bedroom terraced house in Tranent
- Part of a modern residential development
- Attractive modern styling throughout
- Spacious living room with under-stairs storage cupboard
- Contemporary breakfasting kitchen with garden access
- Spacious main bedroom
- Second bedroom with a built-in mirrored wardrobe
- Modern bathroom with overhead shower and wall-hung mirror
- Guest WC with mirror and basin and vanity storage
- Enclosed private rear garden with seating and lawn
- Residents' and on-street parking







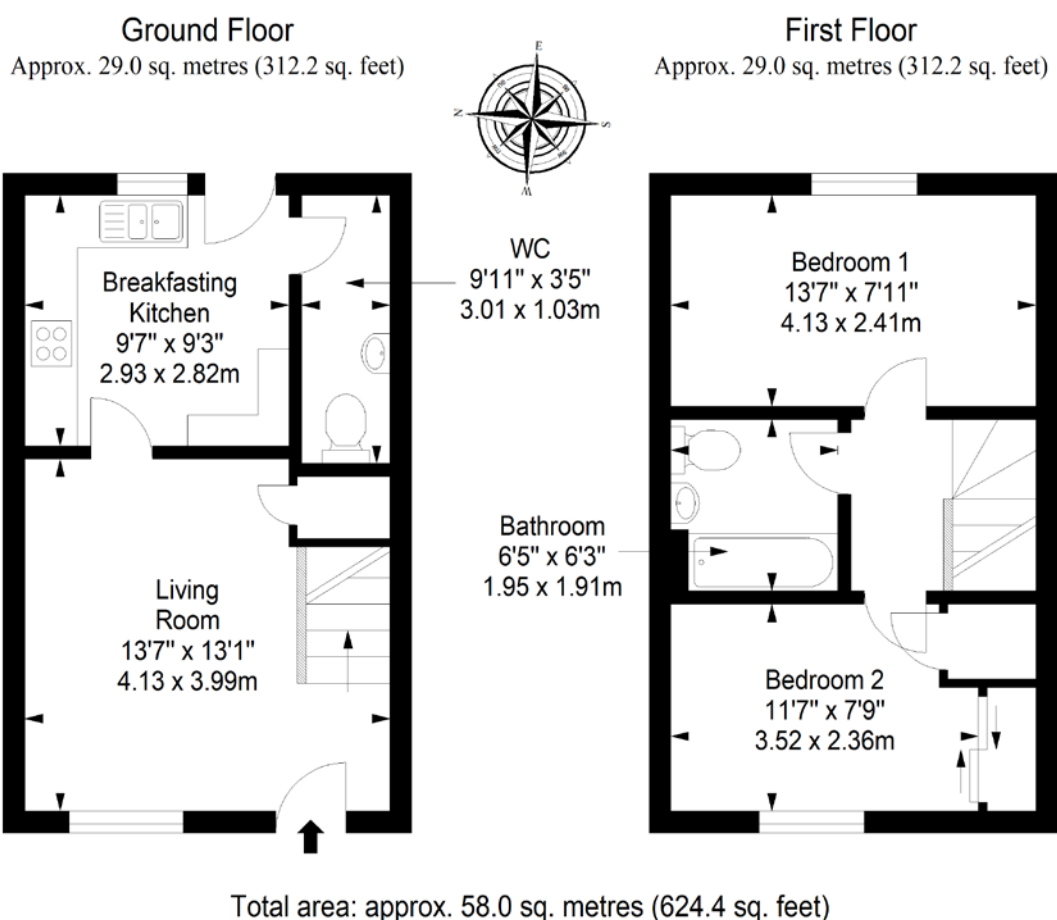
Extras: All fitted floor and window coverings, light fittings, integrated appliances, non-fitted wardrobe and garden storage are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Hacking & Paterson at an approximate monthly cost of £18, which covers maintenance of the communal space at the back of the house.



TRANENT, EAST LoTHIAN

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 is a sports and swim centre currently undergoing a £5m refurbishment, whilst The Fraser Centre is a community owned entertainment hub with a cinema. 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.



@gilsongrayprop f gilson gray property in gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.