



9 FLEETS ROAD

Tranent, East Lothian, EH33 2JH



1

Public Room



2

Bedrooms



1

Bathroom



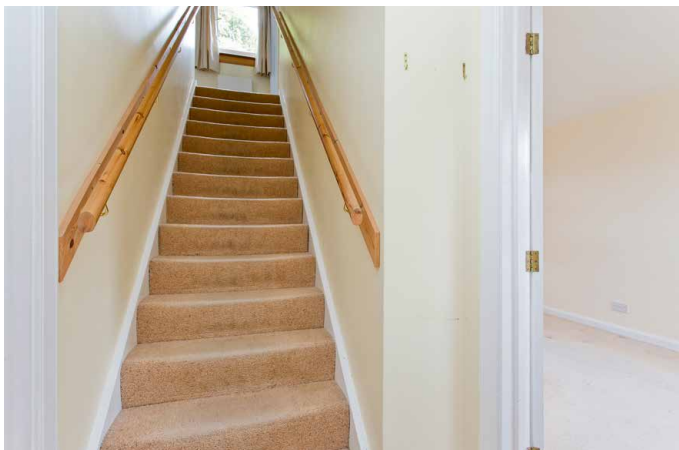
9 FLEETS ROAD

This two-bedroom end-terrace house offers bright and spacious accommodation, as well as a fully-enclosed rear garden that is ideal for summer barbecues. The home is well suited to commuting professionals, first-time purchasers, couples, and small families alike – the second bedroom providing the versatility to be used as an office, a child's room, or even a nursery. It further benefits from a light and airy living room, an open-plan kitchen and dining room, and a three-piece bathroom. Whilst the interiors welcome modern upgrades, the home has been well cared for and it remains an excellent prospect for buyers, especially as it allows scope to add further value.

The property forms part of an established development set close to the rural fringes of Tranent, while remaining within easy reach of all the town offers. The surrounding countryside is readily accessible and the High Street is just a short walk away too, providing a wide range of shops, convenience stores, and everyday essentials. Supermarkets are also close by, along with local schools and regular bus links. Furthermore, the coast is a short drive away and Edinburgh city centre can be reached in just 30 minutes by car.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A bright and spacious end-terrace house
- Excellent location in popular Tranent
- Vestibule with storage and central hall
- Spacious, dual-aspect living room
- Well-appointed kitchen/dining room
- Rear hall with storage and garden access
- Two bedrooms with built-in wardrobes
- 3pc bathroom with handheld shower
- Enclosed rear garden with patio and lawn
- Unrestricted on-street parking bays





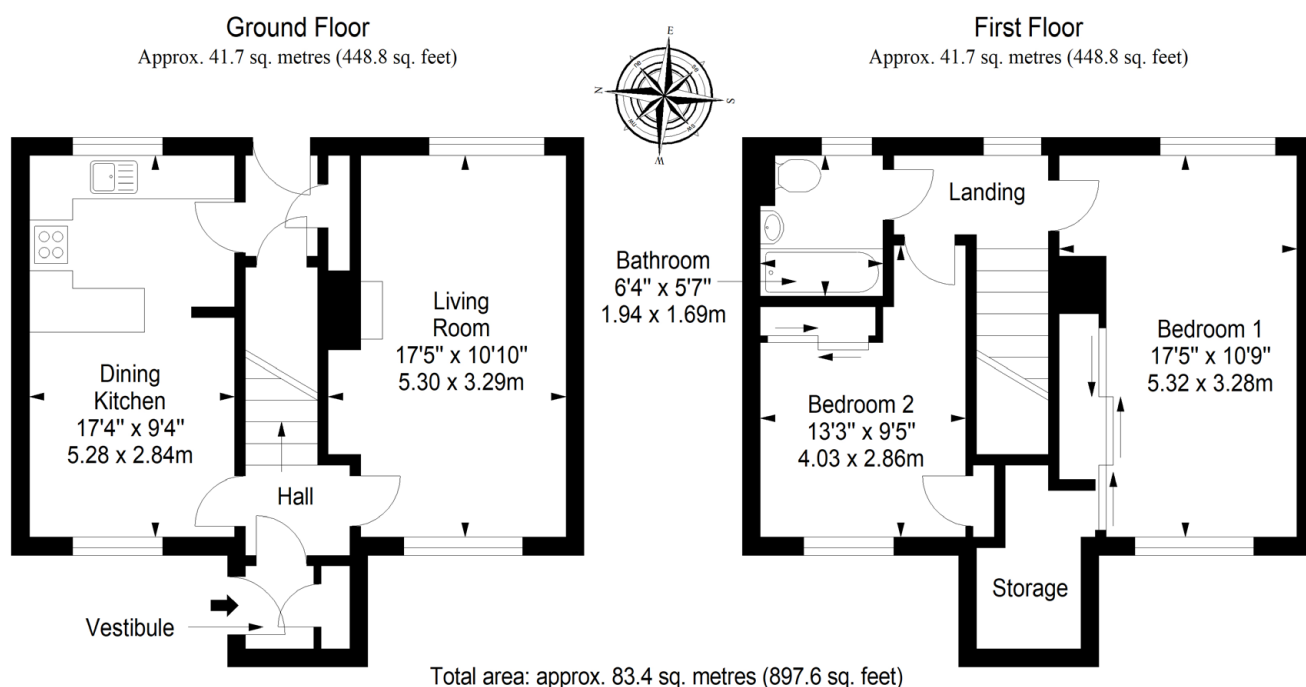


Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



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.



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