



102 Elphinstone Road
TRANENT | EH33 2HH


warners
solicitors & estate agents



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Warners are delighted to present this beautifully upgraded two-bedroom mid-terraced home, quietly positioned within an established residential area of Tranent, East Lothian. Renovated to an exceptional standard by the current owner and offered to the market in true walk-in condition, the property combines stylish contemporary interiors with attractive landscaped gardens, making it an ideal purchase for first-time buyers, professionals or those looking to downsize. The accommodation is entered via a welcoming hallway leading through to a bright and spacious dual-aspect living/dining room, enjoying excellent natural light throughout and boasting French doors leading directly to the rear garden. Elegant herringbone flooring runs across the ground floor accommodation, enhancing the stylish and contemporary feel of the home. The contemporary kitchen is fitted with sleek modern cabinetry, integrated appliances and generous worktop space. Upstairs, there are two well-proportioned double bedrooms together with a useful study room, ideal as a home office or nursery. The accommodation is completed by a stunning fully tiled shower room featuring a walk-in style enclosure with contemporary waterfall-style shower and modern fittings. Externally, the property benefits from a landscaped low-maintenance rear garden featuring an attractive Indian sandstone patio together with an artificial lawn area, creating an ideal outdoor space for relaxing and entertaining. Further benefits include gas central heating, double glazing and unrestricted residents parking nearby. Situated within the popular East Lothian town of Tranent, the property is conveniently placed for a wide range of local amenities, schooling, transport links and easy access to Edinburgh via the nearby A1 and City Bypass. Early viewing is highly recommended to appreciate the quality and finish of this superb home.

Main Accommodation

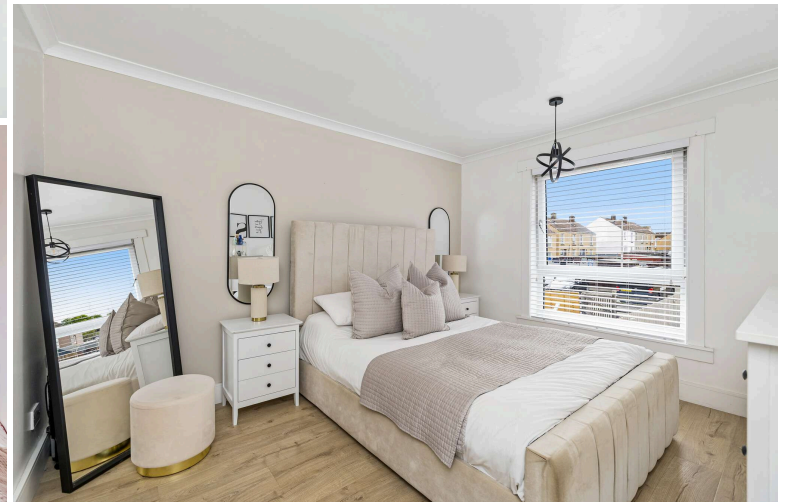
- Welcoming entrance hallway with good sized storage cupboard
- Bright dual-aspect living/dining room with French doors to rear garden
- Contemporary kitchen with integrated appliances
- Two well-proportioned double bedrooms
- Study room ideal as a home office or nursery
- Fully tiled modern shower room with walk-in waterfall-style shower enclosure
- Landscaped low-maintenance rear garden
- Gas central heating and double glazing
- Unrestricted residents' parking nearby

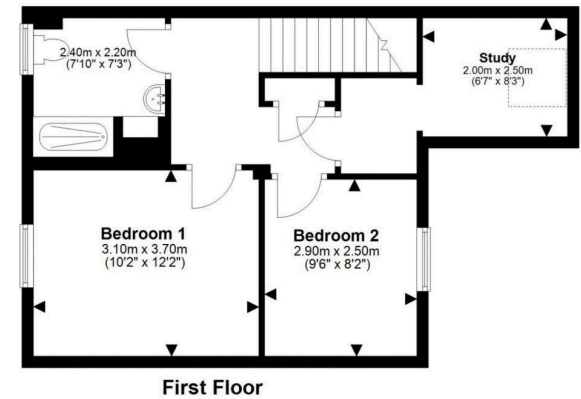
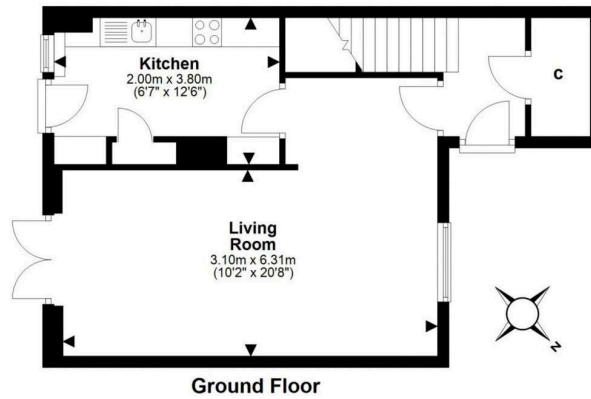
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property along with fitted blinds. EPC: C. CT: B.

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.