



# 12 FULLARTON BANK

Tranent, East Lothian, EH33 1EY



1

Public Room



4

Bedrooms



2

Bathroom



# 12 FULLARTON BANK

Welcome to a modern end-terrace townhouse which is finished to high standards throughout, offering elegant neutral interiors and lots of space. The southeast-facing home further boasts a spacious living area and a fashionable kitchen/dining room with integrated appliances. With four bedrooms and a quality bathroom, en-suite, and WC, this property offers convenience, practicality, and a high degree of versatility to meet the changing needs of families. Adding to the home's strong appeal, it also has private parking and a lovely rear garden, which is designed for relaxing and dining in the sun.

Situated on a peaceful cul-de-sac behind a communal green, the home also enjoys an idyllic, family-friendly location as part of a modern development. It is set on the rural fringes of Tranent, offering easy access to the surrounding countryside whilst being just a short drive from East Lothian's beautiful coastline. Furthermore, the town's amenities, schools, and transport links remain within easy reach, with all the daily essentials being approximately five minutes' away by car. It is a superb environment for families and is only a short 25-minute car journey from Edinburgh city centre as well.

Factor: The factor is managed by Hacking and Paterson at an approximate monthly cost of £12.









**B**

EPC  
RATING

**D**

COUNCIL  
TAX BAND

## VIEWING

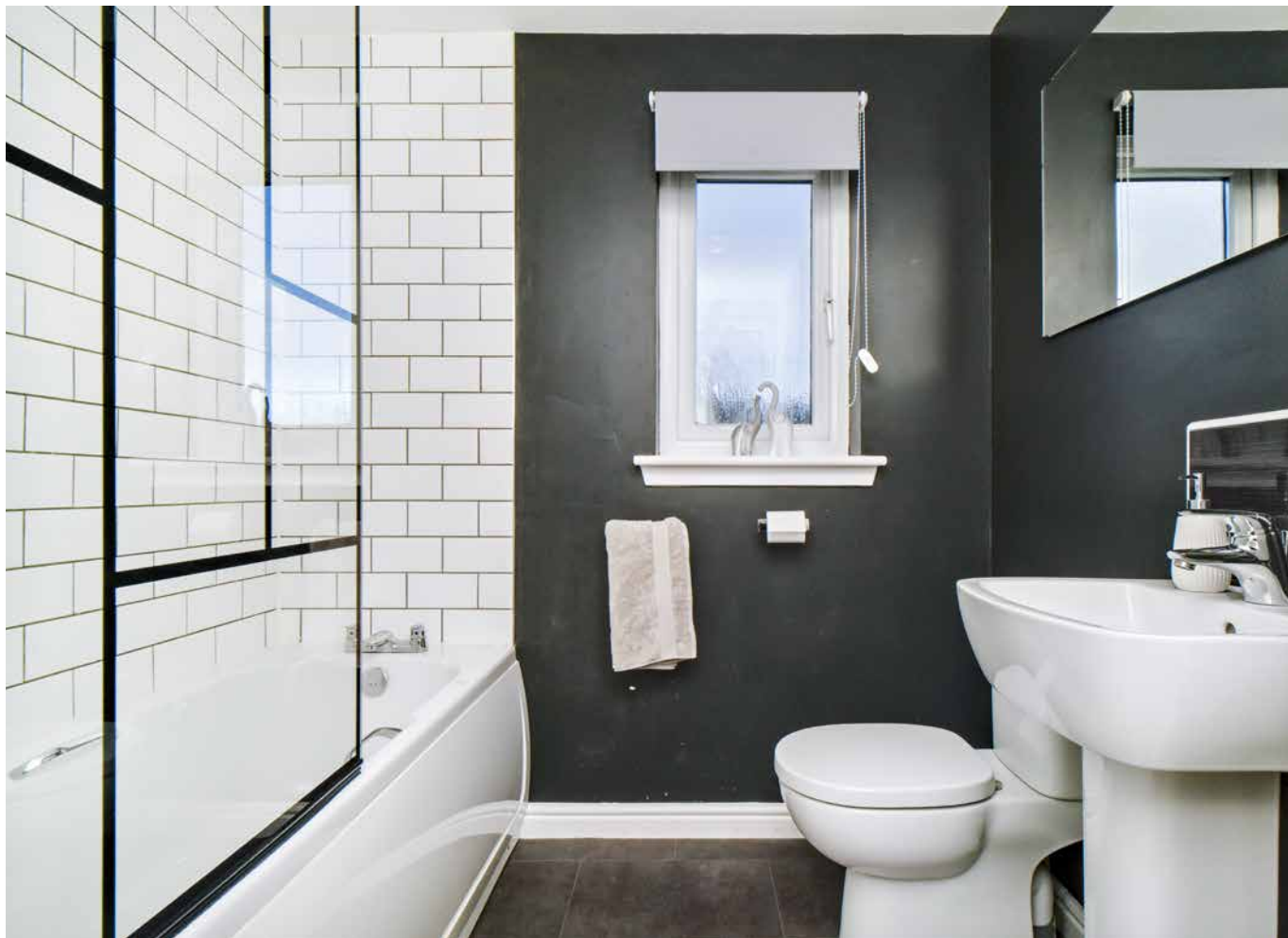
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- A spacious townhouse with stylish interiors
- Part of a sought-after development
- Desirable location in popular Tranent
- Welcoming entrance hall with a WC
- Living room with a southeast-facing aspect
- Modern kitchen/dining room with French doors
- Principal suite with generous wardrobe storage
- Three additional versatile bedrooms
- Modern three-piece en-suite shower room
- Three-piece family bathroom with overhead shower
- Landscaped rear garden that is fully enclosed
- Private allocated parking space to the rear

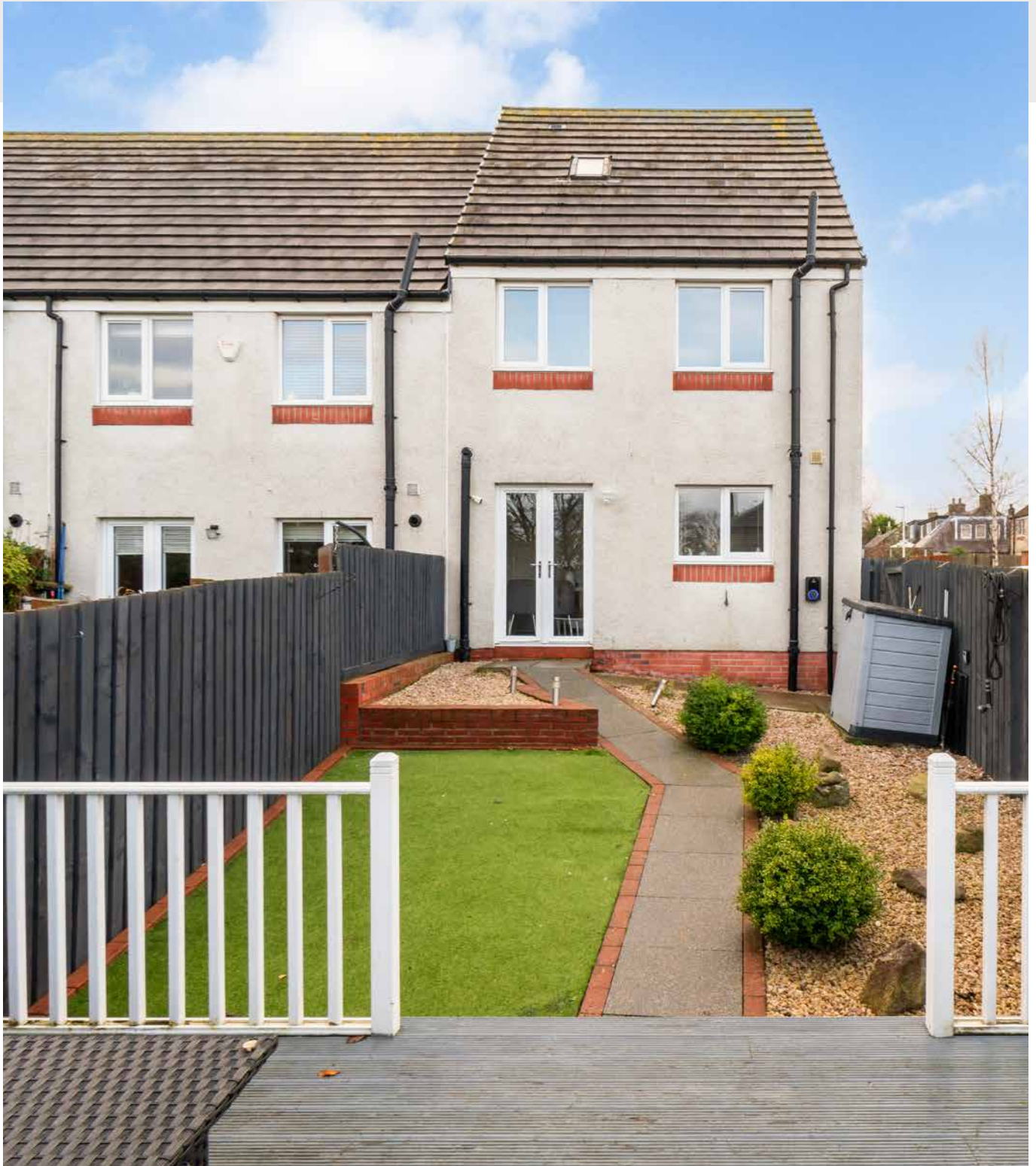






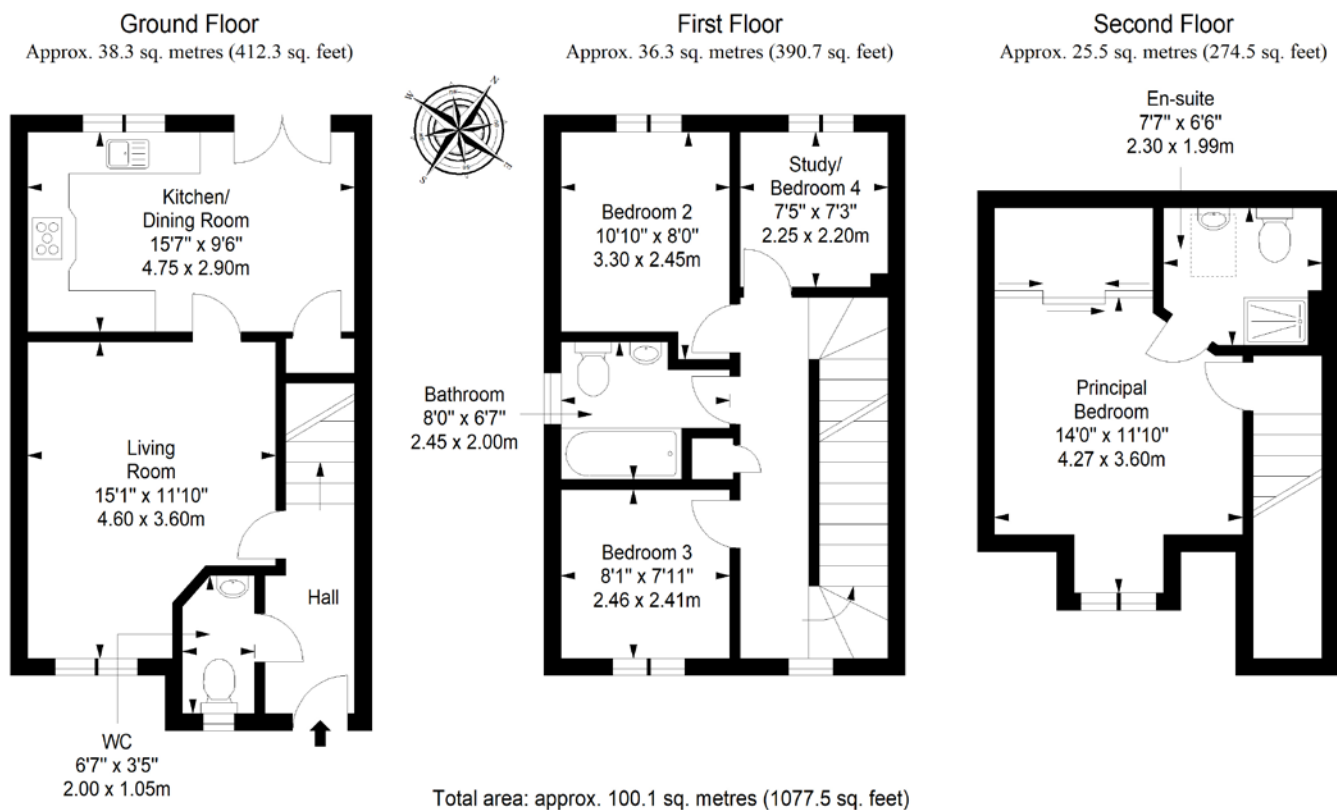


Extras: integrated appliances (five-burner gas hob, extractor hood, double oven, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, 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 boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. 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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