



15 WILSON WALK, TRANENT
EAST LoTHIAN, EH33 2JB



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Located in the small country town of Tranent, with open green views and excellent travel connections to Edinburgh, this two-bedroom end-terraced house offers a comfortable modern home complemented by an attractively landscaped enclosed garden and unrestricted on-street parking. Its residential setting is a short walk from the town centre, bus links, and schools, with the A1, scenic coast, and countryside also in easy reach.

A practical entrance vestibule with storage leads to a hall connecting to the living room and dining kitchen, both extending the full depth of the house. The spacious west-facing living room enjoys a cosy ambience, with rich wood-toned flooring, contemporary accent décor, and a focal fireplace with an electric fire. The dual-aspect kitchen is open to a dining area with stylish wood-look flooring, creating a sociable space for family meals and entertaining. Modern white cabinets and timber-style worktops are paired with an integrated oven and gas hob, alongside a tall fridge freezer, plus an under-counter washing machine and dishwasher. Accessible from the living room and via a rear hall off the kitchen, the conservatory offers a versatile additional family room.

FEATURES

- Popular country town setting with open green views
- End-terraced house with tasteful modern interiors
- Entrance vestibule with storage and hall
- Spacious living room with focal fireplace
- Dual-aspect dining kitchen
- Versatile conservatory linked to the living room and kitchen
- Two double bedrooms with built-in storage
- Large dressing room/home study off Bedroom 1
- Tiled shower room with vanity storage
- Attractively landscaped enclosed garden with shed
- Ample unrestricted on-street parking
- Useful loft, gas central heating, and double glazing





Upstairs, a bright landing leads to two double bedrooms, both with storage and contemporary dove-grey décor enhanced by elegant accent detailing. The carpeted principal bedroom is complemented by a large dressing room with further fitted storage, which could be repurposed as a nursery or home study. The second bedroom features honey-coloured wood-look flooring and an open rear outlook. A modern fully tiled shower room completes this level. Further benefits include a loft, gas central heating, and full double glazing.

Externally, the enclosed rear garden is designed for easy maintenance and summer barbecues, with a dining terrace, established planting, and a useful shed. On-street parking is ample and unrestricted.

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale. Please note: One image has been virtually staged from an actual photograph of the room.



VIRTUALLY STAGED IMAGE
by Property Studios





Tranent, East Lothian

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The bustling town, which has enjoyed considerable development over the past few years, 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 takes as little as 30 minutes. Perched on a hill, Tranent enjoys lovely views across the Firth of Forth towards Fife and the surrounding rolling hills. The town centre offers a good variety of shops, restaurants, pubs, and a library. The Loch Centre is a dedicated sports and swim centre currently undergoing a £5m refurbishment, whilst The Fraser Centre is a community owned entertainment hub with a cinema. Residents are also just a short drive from East Lothian's various golf courses, which are regarded as some of the best in Scotland. For more extensive retail and leisure, nearby Fort Kinnaird Retail Park hosts a range of large retail outlets and restaurants. Primary and secondary schooling are catered for in the town; tertiary and further education is available at Edinburgh College and Queen Margaret University in neighbouring Musselburgh.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

