



Solicitors & Estate Agents



3/6 Elder Court

Tranent | East Lothian | EH33 1EN

Charming and well-presented two-bedroom top floor flat quietly positioned within a modern residential development in the popular East Lothian town of Tranent. Ideally located just a short walk from the High Street, with an excellent range of amenities and convenient commuting links nearby, the property offers bright and comfortable accommodation and is ideally suited to first-time buyers and young couples.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal garden
-  Residents' parking
-  EPC Band - C
-  Council Tax Band - C



Description

The accommodation begins with a welcoming entrance hallway, benefiting from a large storage cupboard with eaves access which also houses the boiler, replaced approximately four years ago. The bright and airy lounge/diner enjoys a dual-aspect outlook and flows naturally into the semi-open-plan kitchen. A dividing wall provides useful separation while retaining a lovely open feel, making the space practical for everyday living and entertaining. The kitchen is fitted with a range of integrated white goods, partial wall tiling to the splash areas, and a Velux window providing additional natural light. The principal bedroom is a large double with an integrated wardrobe featuring sliding doors and ample space for additional freestanding furniture. Bedroom two is another comfortable double with a peaceful rear-facing aspect and pleasant sea views. The versatile room would also work well as a nursery, dressing room, or home study. Completing the accommodation is the immaculate bathroom suite, featuring a shower over the bath, partial wall tiling, tiled flooring, Velux window, and heated towel rail.



Further benefits include gas central heating, integrated fire alarms and double glazing.

Gardens & Parking

Externally, residents have access to ample unallocated parking together with a shared courtyard to the front, providing a pleasant communal outdoor space.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, fridge, freezer, and dishwasher, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

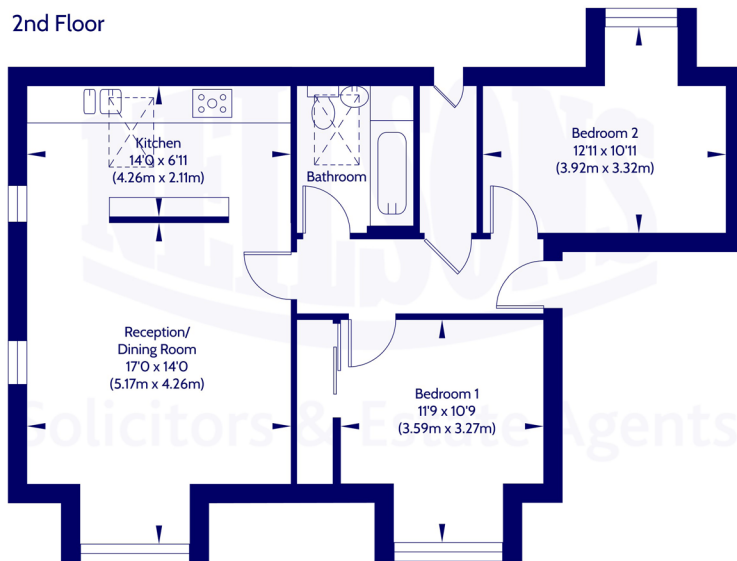
The expanding town of Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with an ample choice of shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail and leisure complex in Newcraighall which provides a wealth of major stores including Mark's and Spencer's. Excellent bus services operate to and from Tranent and fast main roads lead quickly to Edinburgh's City Centre, approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.





Approx. Gross Internal Floor Area 65 Sq M / 699 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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