



GARDEN STIRLING BURNET

18/1, SOMERS PARK,
TRANENT, EAST LoTHIAN, EH33 2AF



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SUMMARY

Set within a small exclusive development in Tranent, this attractive ground-floor flat offers stylish modern living in a convenient East Lothian setting. The location enjoys easy access to local shops, cafés, supermarkets, and green spaces, while excellent road and public transport links provide straightforward connections to Edinburgh and the surrounding coastline. Beautifully presented throughout, the property features a reception room, a modern kitchen, a bright dual-aspect double bedroom, and a contemporary bathroom with vanity storage. Residents benefit from secure entry, private and communal gardens, residents' parking, gas central heating, and double glazing, making this an appealing home for first-time buyers, couples, professionals, investors and downsizers alike.

Extras: All fitted floor and window coverings, selected light fittings, bedroom wardrobe and integrated appliances are included in the sale.

FEATURES

- Ground-floor flat in Tranent
- Part of a small exclusive development
- Secure phone entry system
- Attractive modern interiors
- Entrance hall with storage
- Spacious living/dining room
- Modern kitchen with fitted units
- Sunny dual-aspect double bedroom
- Stylish bathroom with overhead shower and vanity storage
- Private and communal garden
- Residents' parking
- Gas central heating and double glazing





OFFERS TO:
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HOUSE SALES

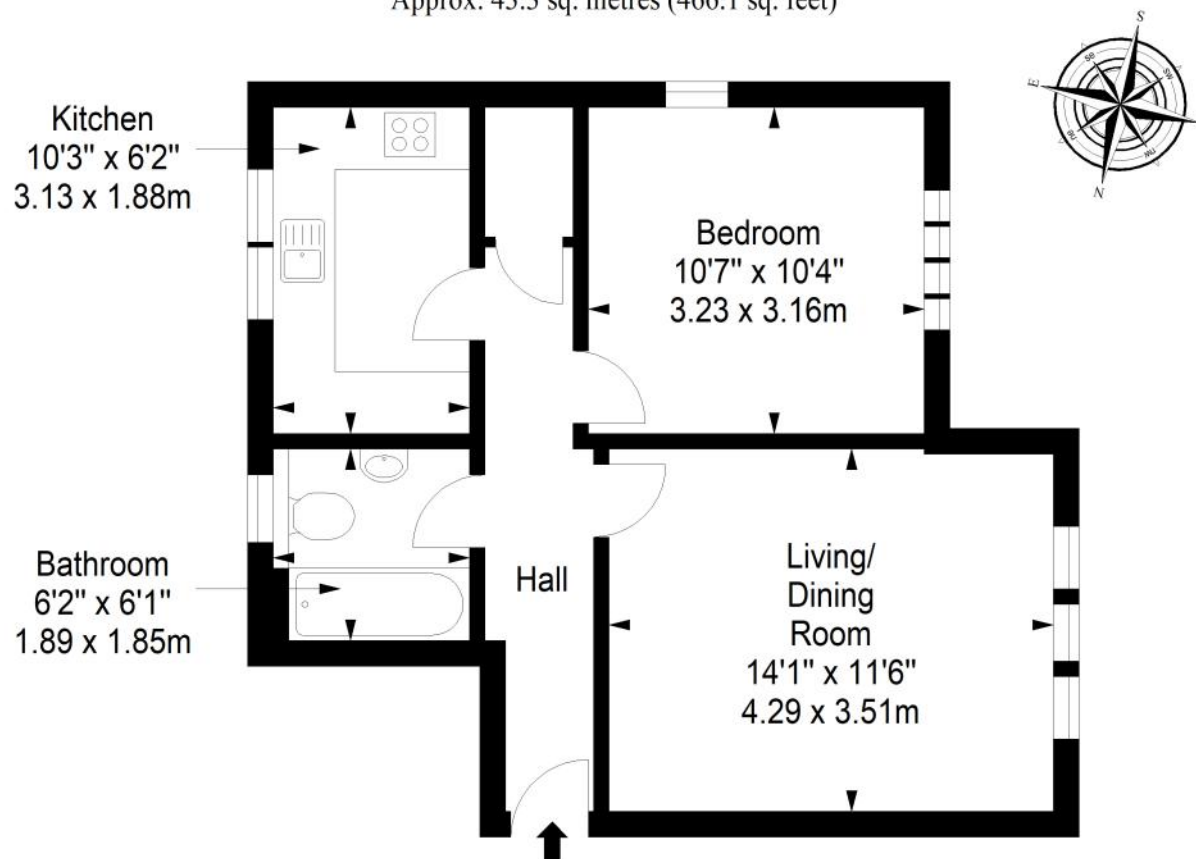
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

Ground Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 43.3 sq. metres (466.1 sq. feet)