



GARDEN STIRLING BURNET

**69 CARLAVEROCK CRESCENT**  
TRANENT, EAST LoTHIAN, EH33 2DZ



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Accompanied by generous, secure gardens and garage parking, this two-bedroom semi-detached house further benefits from exceptionally bright, neutral interiors with wood flooring – the perfect blank canvas for personalisation. It is an attractive and convenient option for professionals and small families, quietly located in the popular East Lothian town of Tranent, just a 30-minute commute from central Edinburgh, with the A1, rail links, coast, and countryside all within easy reach.

The entrance is reached through a gated front garden and opens into a bright hall, from which the living room and kitchen extend, both spanning the full depth of the house with dual-aspect windows drawing in abundant natural light. The living room offers excellent flexibility for a variety of furniture arrangements, whilst the kitchen provides a sociable setting with space for dining and direct garden access. A selection of contemporary dove-grey cabinets and workspace is stylishly framed by a bold orange splashback, adding a vibrant focal point. A freestanding gas cooker is included, with ample space for additional appliances, and a built-in store provides useful concealed storage.

## FEATURES

- Semi-detached house in a quiet residential setting
- Bright interiors with scope for personalisation
- Entrance hall
- Spacious dual-aspect living room
- Dual-aspect dining kitchen with store and garden access
- Two double bedrooms with storage
- Modern shower room
- Enclosed front and rear gardens
- Private parking and detached single garage
- Gas central heating and double glazing

Virtually staged by Property Studios





On the first floor, a naturally-lit landing leads to two double bedrooms with storage. The principal bedroom spans the full depth of the house and benefits from multiple built-in cupboards. Completing the accommodation is a bright shower room, fitted with aqua panelling and modern sanitary ware, including a WC, basin, and walk-in shower. Gas central heating and double glazing ensure year-round comfort and efficiency.

Outside, both the front and rear gardens are enclosed and secure, with gated access. The generous rear garden features a large lawn alongside paved areas, offering a low-maintenance outdoor space with scope for further landscaping. For private parking, there is space to the front, along with a detached single garage. Extras: The property is sold as seen.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



Virtually staged 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. Located in the heart of Tranent, the Loch Centre is a dedicated sports and community centre with a 25-metre swimming pool, a multi-purpose sports hall, dance studios, a gym, and a children's soft play area, 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.







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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

