



# 212 CHURCH STREET

TRANENT, EAST LoTHIAN  
EH33 1BL



1 BED



1 BATH

Beautifully upgraded and immaculately presented ground floor flat with a delightful private garden and ample off-street parking, situated within walking distance of the town's amenities.



GSB Properties  
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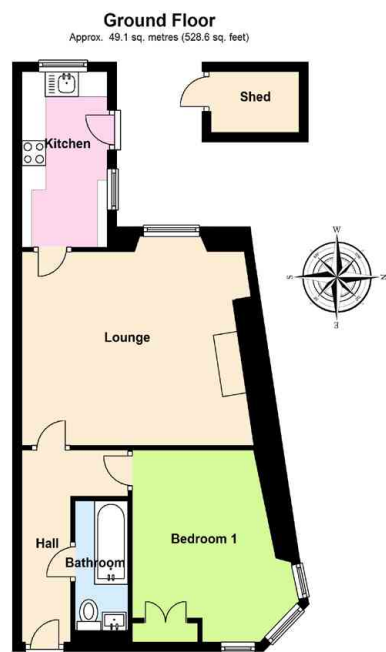
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## THE PROPERTY

- Delightful, spacious ground floor flat (in a traditional sandstone building), in an immaculate condition
- Airy and welcoming hallway, decorated in soft neutral tones complemented by wood-effect floors
- Stylish and spacious lounge, arranged around an attractive fireplace and chic focal wall. A large west-facing window floods the room with afternoon light, highlighting the crisp white walls, high ceiling and warm honey-coloured floor.
- Bright, fully fitted kitchen with garden access and double aspect windows. White wall and base units are framed by charcoal-coloured tiles and worktop. There is space for a free-standing cooker, fridge and washer/dryer – all included in the sale
- A serene and airy double bedroom with a picture perfect bay window and large wardrobes
- Fully tiled, contemporary bathroom with a white 3-piece-suite and a shower over the bath
- Delightful private garden, with a shed and access to a communal drying green area
- Large gravel drive, providing off-street parking for up to 3 cars
- Double glazing and central heating
- Extras - All fitted floor coverings, blinds, garden shed, newly bought cooker, washer/dryer, fridge and bedroom triple wardrobe included in the sale
- EPC Rating - D

## LOCATION

Nestled in the scenic countryside of East Lothian, 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 only takes 20 minutes. Perched on a hill, Tranent enjoys lovely views over the North Sea and the surrounding rolling hills. The town centre offers a good variety of shops on the High Street, banks, various restaurants, pubs and a library. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Ford Kinnaird Retail Park offers a range of large retail outlets and restaurants.



Total area: approx. 49.1 sq. metres (528.6 sq. feet)



### Approximate Dimensions (Taken from the widest point)

Lounge - 4.79m (15'9") x 3.90m (12'10")  
 Kitchen - 3.53m (11'7") x 1.79m (5'10")  
 Bedroom 1 - 3.86m (12'8") x 3.50m (11'6")  
 Bathroom - 2.53m (8'4") x 1.05m (3'5")

## 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.