



GARDEN STIRLING BURNET

4 MORRISON AVENUE
TRANENT, EAST LoTHIAN, EH33 2AR



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Introducing a wonderfully bright and spacious two-bedroom semi-detached house, which is well-presented throughout in light tones. Complete with private gardens to the front and rear, this home is ideal for a wide variety of buyers, including young families, downsizers, first-time buyers, and commuting professionals alike. Furthermore, the property has a convenient location in popular Tranent. It is set near the High Street within easy reach of supermarkets, additional amenities, schools, and transport links. In addition, the entire house was rewired in 2016, and the double glazing and radiators are under guarantee. Nestled behind a carefully maintained front garden, the home invites you inside, where you are greeted by a hall with built-in storage. Directly ahead is the living room. Arranged around a modern fireplace, this reception area is comfortable and homely. It is also enhanced by an on-trend neutral palette, which adds to the airy ambience along with the dual-aspect windows to the east and west, ensuring a constant flood of daily light. Next door, the dining kitchen has a well-appointed range of Shaker-style cabinets topped with stone-inspired worktops. It is an attractive and practical design, which leaves ample floorspace for a table and chairs. An oven and ceramic hob come integrated, with a freestanding fridge/freezer and a washing machine also included.

FEATURES

- A well-presented semi-detached house
- Convenient location in popular Tranent
- Near amenities, schools and transport links
- Welcoming entrance hall with storage
- Dual-aspect living room with a fireplace
- Dining kitchen with rear garden access
- Two double bedrooms with built-in wardrobes
- Modern three-piece shower room
- Carefully maintained front garden
- Fully-enclosed rear garden with a large shed
- Unrestricted on-street parking
- Gas central heating and double glazing





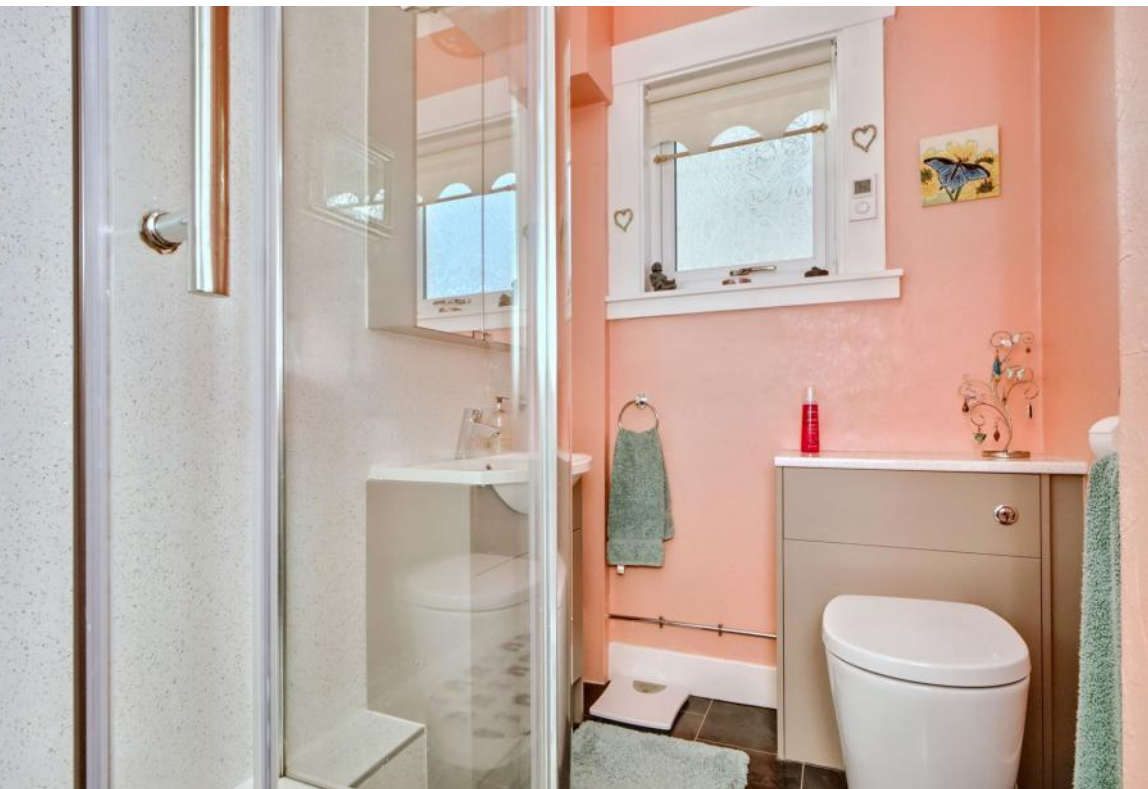
A modern three-piece shower room completes the ground floor. It is comprised of a hidden-cistern toilet, a storage-set washbasin, and a step-in shower cubicle. Upstairs leads to the two double bedrooms, both of which have spacious proportions and built-in wardrobes. The two rooms are also lightly decorated and fitted with carpets. Gas central heating and double glazing ensure year-round comfort.

In addition to the front garden, there is also a fully-enclosed rear garden, laid with neat paving and a lawn. A large shed for storage is included as well. Parking along Morrison Avenue is on street and unrestricted.

Extras: all fitted floor coverings, fitted window blinds, light fittings, integrated appliances, a freestanding fridge/freezer and a washing machine to be included in the sale.







TRANENT

Nestled in the scenic East Lothian countryside, 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 is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library, and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex, and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



SCAN HERE
To learn more about Tranent





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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.

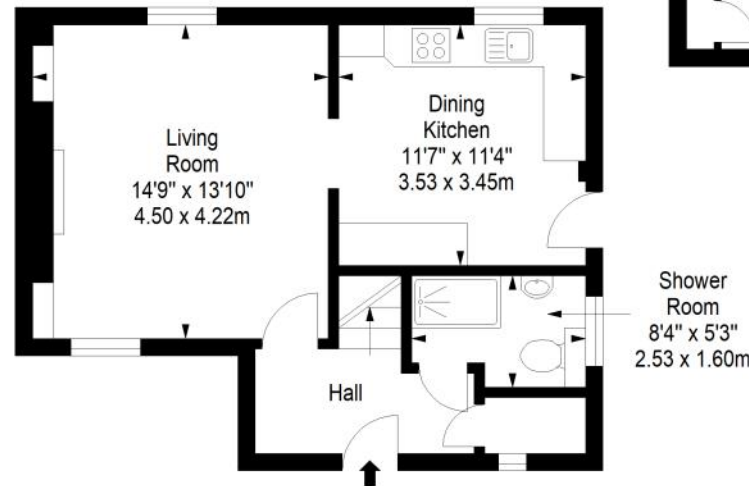
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN



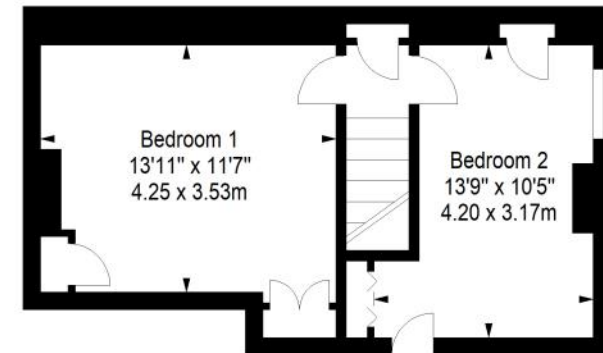
Ground Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



First Floor

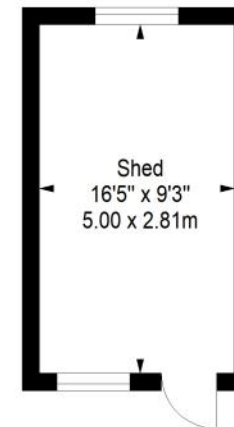
Approx. 31.5 sq. metres (339.1 sq. feet)



Shed

Approx. 14.0 sq. metres (150.7 sq. feet)

Eaves Storage



Total area: approx. 89.1 sq. metres (959.1 sq. feet)