



2 Smith Wynd, Tranent, EH33 2FG

Beautifully Presented Three-Bedroom, Mid-Terraced Home with Gardens & Allocated Parking

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Property Description

Beautifully presented and well-proportioned, three-bedroom, mid-terrace home with gardens and an allocated parking space. Set in a new residential development, located on the outskirts of Tranent, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

With light neutral decor throughout, ready-to-move-in - highlights include a fitted kitchen and modern bathrooms. In addition, there is gas central heating, solar panels, double glazing, a loft, and superb rural views.

There is a small lawn to the front, whilst an enclosed garden has a patio, synthetic turf lawn and a gate to residential parking. This expanding modern development includes additional unrestricted residential parking and well-kept communal grounds.

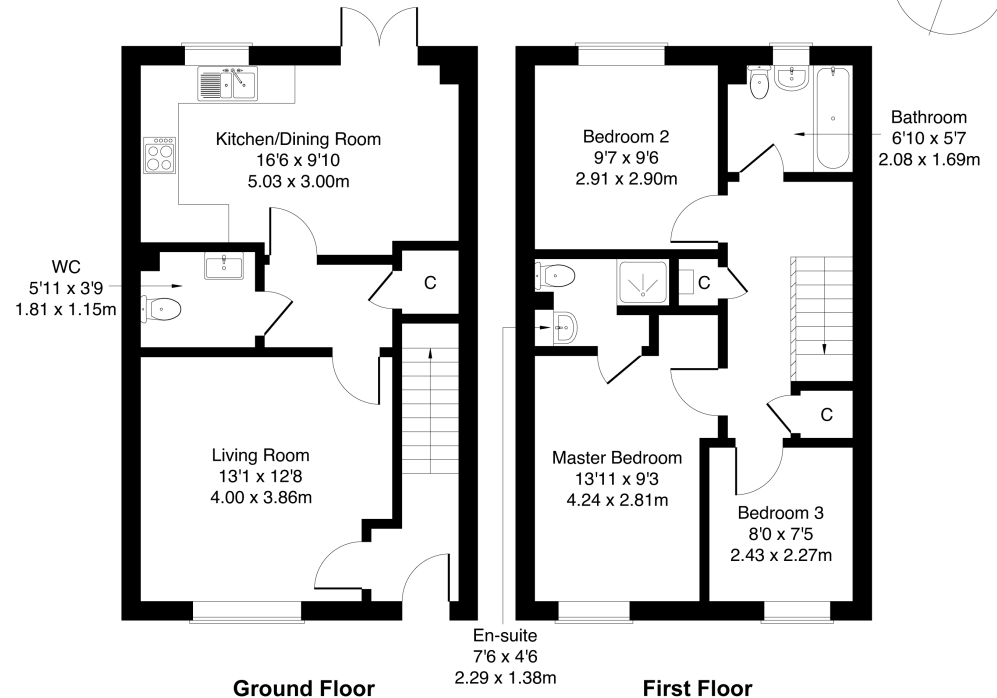
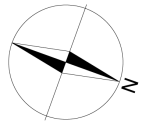
A welcoming entrance leads into the property and through to the living room, finished in light tones with contemporary carpeted flooring, creating a warm and inviting environment. The hallway leading to the kitchen features a conveniently located WC along with a useful storage cupboard. The kitchen/dining room is fitted with wood-effect flooring, modern countertops with matching upstands, a stainless steel sink with drainer, an integrated oven and gas hob with canopy above, as well as a dishwasher, fridge/freezer, and additional space for appliances. This area also provides direct access to the private garden, making it an ideal space for entertaining guests.

Heading upstairs, the carpeted landing offers access to all rooms, each finished with carpeted flooring to create a cosy and comfortable feel. Bedroom one further benefits from an en suite shower room for added convenience. Completing the property is the family bathroom, fitted with a three-piece suite and a shower over the bath.



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Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Tranent is a historic town in East Lothian, conveniently located just off the A1, blending modern housing with a charming old town centre known for its traditional stone-built architecture. The vibrant town centre offers various amenities, including supermarkets like ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office, while nearby Fort Kinnaird and Straiton retail parks feature

major retailers, restaurants, and a multi-screen cinema. Surrounded by scenic countryside, Tranent provides easy access to East Lothian's beautiful coastline and beaches. Commuters benefit from direct routes via the A1 to Edinburgh city bypass and A199, with regular bus services from the High Street and train connections available from Musselburgh, Wallyford, and Prestonpans.





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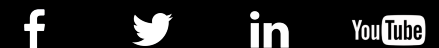
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