



3 Fullarton Bank, Tranent, East Lothian, EH33 1EY

Light & Tastefully Presented, Three-Bedroom, Mid-Terrace Home with Gardens

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Property Description

Light and tastefully presented, this three-bedroom mid-terrace home offers well-proportioned accommodation, gardens, and an allocated parking space. Situated within a modern residential development in Tranent, East Lothian, the property lies just south of the town centre and benefits from easy access to the A1 - ideal for commuting.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, a single bedroom, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a fully integrated kitchen, modern bathroom suites and good storage, including a loft. Additionally, there is gas central heating, double glazing, multiple TV and phone points, and light tasteful decor.

Externally, there is a small lawn and shrubbery to the front, whilst the rear garden features a lawn, a patio, and a gate to the residents' parking.

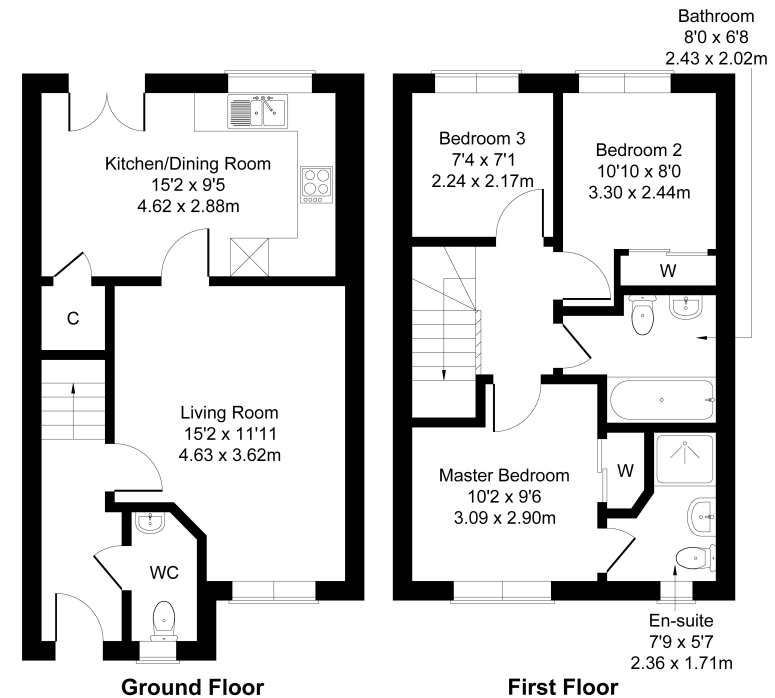
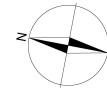
A welcoming entrance hallway provides access to the carpeted stairs to the upper floor, a convenient ground-floor WC, and leads into a bright, front-facing living room enjoying a desirable west-facing aspect. Finished in light, neutral decor with carpeted flooring, the living room provides ample space for freestanding furniture and includes a wall-mounted TV point. Set off the living room, a stylish kitchen is fitted with modern units, complemented by wood-effect worktops with matching upstands, a tiled surround and a sink with a drainer, along with a full range of integrated appliances: oven, gas hob, dishwasher, fridge/freezer, and washing machine. The kitchen also offers space for dining, a useful built-in understair cupboard, and patio doors opening directly to the rear garden—ideal for everyday family life and entertaining.

On the upper floor, there are three bedrooms. The master bedroom spans the full width of the front of the property and features light decor, carpeted flooring, a built-in wardrobe, and a contemporary en-suite shower room. Two further well-finished bedrooms are set to the rear, overlooking the garden; bedroom two is a good-sized double with a built-in wardrobe, while the third bedroom is a flexible single, suitable as a nursery, home office, or study. Completing the accommodation, the family bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (807 sq ft - 75 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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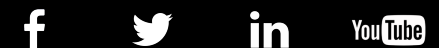
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