



31 Young Avenue, Tranent, East Lothian, EH33 2DD

Tastefully Presented Three-bedroom, Mid-Terrace Home with Generous Gardens

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Property Description

Tastefully presented and spacious, three-bedroom, mid-terrace home, with generous gardens. Set in a popular and established residential area of Tranent, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, and a family bathroom.

Highlights include a spacious dual-aspect living room with a bespoke media wall, a modern fitted kitchen and bathroom. In addition, there is gas central heating, double glazing, contemporary doors, flooring and lighting, and a loft space.

To the front is low-maintenance landscaping with tall privacy hedging, whilst a south-facing terraced rear garden includes a patio, lawn and store shed.

A welcoming entrance leads into the property and through to the spacious living room, finished with light, tasteful décor and contemporary flooring throughout. The kitchen is positioned to the rear of the property and is fitted with granite-effect countertops, a tiled-effect splashback, a stainless steel sink with a drainer, as well as a fridge/freezer and washing machine.

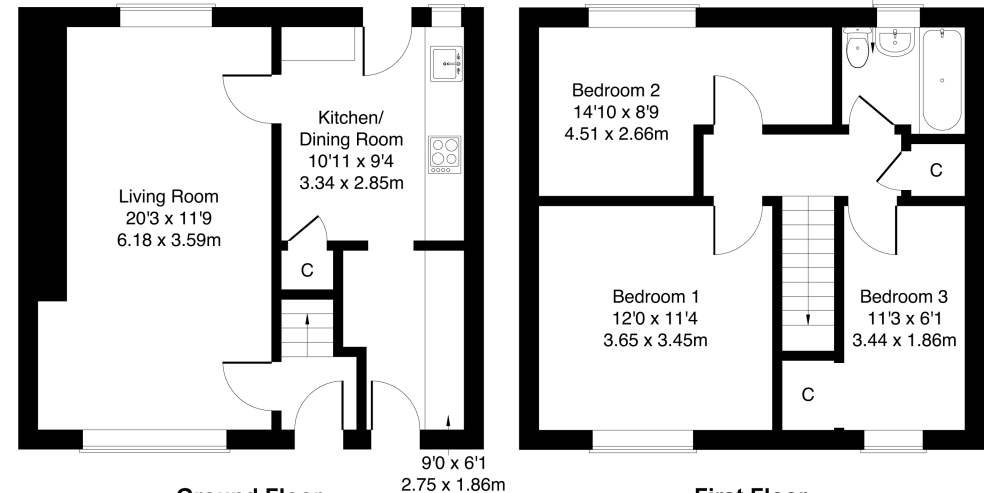
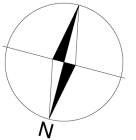
Upstairs, carpeted flooring provides access to all rooms, each finished with light and tasteful décor. Bedrooms one and three are complete with carpeted flooring and offer ample space for standalone furniture, while bedroom two benefits from contemporary flooring. Completing the property is the family bathroom, featuring a three-piece suite with a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)

Bathroom
6'5 x 5'5
1.95 x 1.64m



Ground Floor

First Floor

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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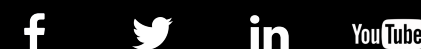
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