



49 Winton Court, Tranent, East Lothian, EH33 2PR

Tastefully Presented, Two-Bedroom, Mid-Terrace Home with Gardens & Garage

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Property Description

Tastefully presented, this two-bedroom mid-terrace home enjoys a quiet cul-de-sac setting, with private gardens and an allocated garage. Located in a residential development on the outskirts of Tranent, close to local amenities, schooling and transport links, ideal for first-time buyers, professionals or investors.

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

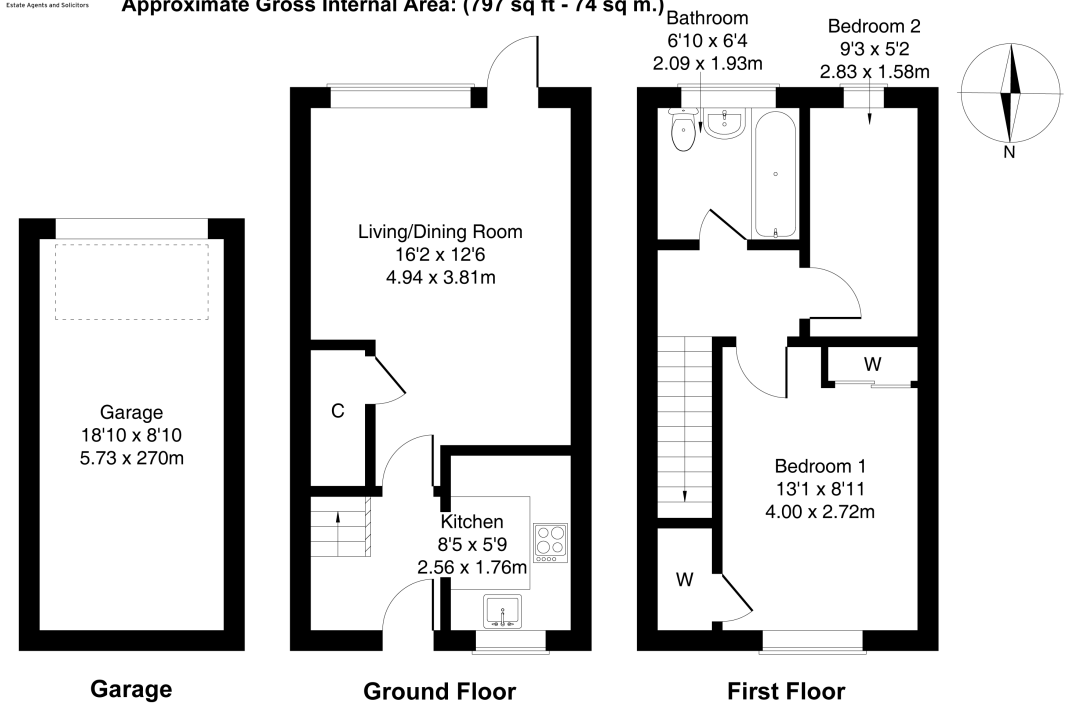
Finished in modern decor, upgraded with a stylish kitchen, modern bathroom, contemporary flooring and internal doors. In addition, there is double glazing, electric heating, and good storage, including a loft.

Externally, a good-sized plot includes a front lawn with a south-facing rear garden featuring a storage shed and patio.

A welcoming entrance hall provides access throughout the ground floor and leads to the carpeted staircase to the upper level. Finished in light neutral décor, the bright lounge benefits from wood-effect flooring extending from the hall, a useful built-in storage cupboard, a wall-mounted TV point, and a south-facing aspect that fills the room with natural light. A door also provides direct access to the south-facing rear garden, adding excellent outdoor space, ideal for family life and entertaining. Positioned to the front, the stylish fitted kitchen features modern wall and base units, complementary worktops, tiled splashbacks, a sink with a drainer, and integrated appliances including an induction hob, oven and fridge/freezer, with a freestanding washing machine also included.

Upstairs, there are two bedrooms set to opposite aspects, both finished with light décor and carpeted flooring. The principal bedroom offers excellent space for freestanding furniture and benefits from superb storage, with both a fitted wardrobe and a built-in cupboard. Completing the accommodation, the contemporary bathroom is fitted with a modern three-piece suite, incorporating a rainfall shower over the bath, attractive tiled splash walls and a ladder-style radiator.

49 Winton Court, Tranent, EH33 2PR Approximate Gross Internal Area: (797 sq ft - 74 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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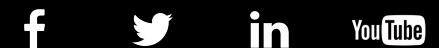
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