



31 Robertson Drive, Tranent, East Lothian, EH33 1JG

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

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Property Description

Light and beautifully presented, this three-bedroom, mid-terrace villa enjoys a generous south-facing garden and a driveway. Located in a quiet and established residential area of Tranent, East Lothian.

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

Tastefully updated with light, contemporary decor, a stylish fitted kitchen and bathroom, and modern lighting. In addition, there is double glazing, gas central heating, a feature fireplace for the lounge, and good storage including a loft.

A double driveway is located at the front, whilst the sizable southerly-facing rear garden includes a lawn and patio.

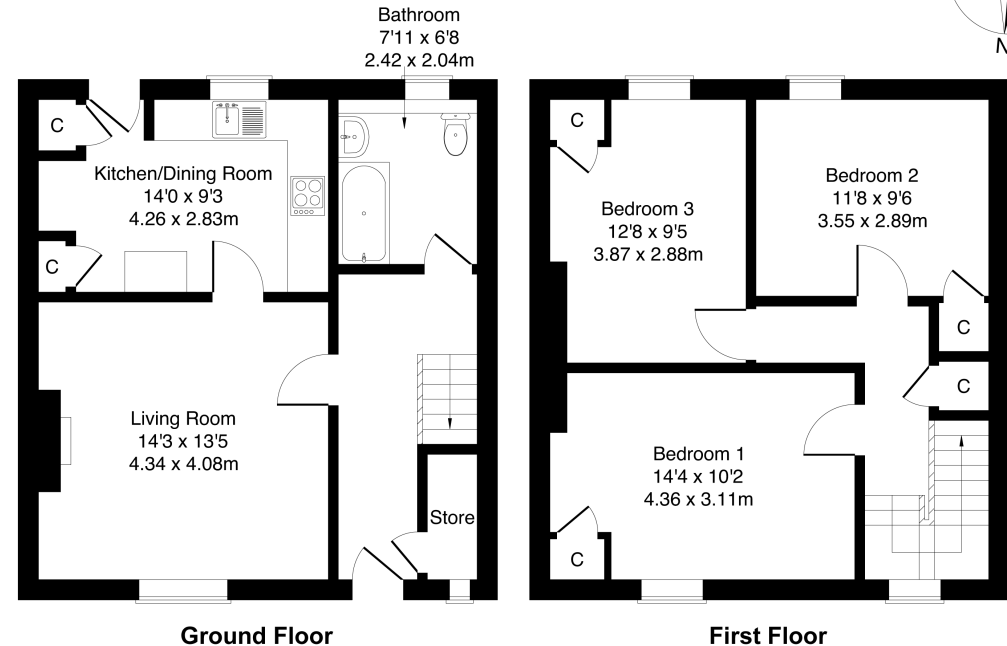
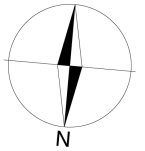
A welcoming entrance hall features a useful storage cupboard and provides access to the upper hall, as well as the majority of the ground-floor accommodation. Set to the front of the property, the bright and inviting living room has been freshly decorated in light neutral tones and benefits from wood-effect flooring, a feature fireplace, and direct access to the dining kitchen. The dining kitchen is fitted with modern units, stone-effect worktops, a sink with drainer, and a useful breakfast bar. Appliances include an integrated induction hob and oven, together with a freestanding washing machine. Two additional storage cupboards provide excellent practicality, while a door opens directly to the southerly-facing rear garden, creating an ideal setting for family life and outdoor entertaining.

Completing the ground floor is a stylish family bathroom, fitted with a modern three-piece suite incorporating a shower over the bath. Contemporary wall panelling, a ladder-style radiator, and wood-effect flooring complete the room. Upstairs, there are three well-proportioned double bedrooms, each finished in light neutral décor and benefiting from built-in storage.



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Approximate Gross Internal Area: (980 sq ft - 91 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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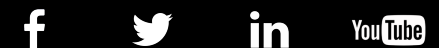
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