

**14 FULLARTON BANK,
TRANENT,
EH33 1EY**



STEWART WATT & CO.

RESIDENTIAL PROPERTY



A beautifully presented three-bedroom terraced home forming part of a popular modern development in Tranent. Offering stylish contemporary interiors, a landscaped private rear garden, gas central heating, double glazing and residents' parking, this is an ideal home for first-time buyers, young families and downsizers alike.

VIEWING BY APPOINTMENT ONLY
CALL: 0131 337 9692

OFFERS OVER £245,000

- Immaculately presented three-bedroom terraced home
- Bright and spacious living room
- Contemporary kitchen/dining room
- French doors opening to the rear garden
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom and ground floor WC
- Excellent storage throughout
- Landscaped private rear garden
- Gas central heating
- Double glazing
- Residents' parking





The property enjoys an attractive position within the development and is presented in true move-in condition throughout. The front door opens into a welcoming entrance hall with a convenient ground floor WC and useful storage. To the front, the bright living room offers a comfortable and inviting space for relaxation, while to the rear, the impressive kitchen/dining room provides an excellent hub for modern family living and entertaining.

The contemporary kitchen has been finished in attractive grey tones and incorporates integrated appliances, generous worktop space and ample room for dining. French doors lead directly onto the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living.

On the first floor, the principal bedroom benefits from built-in storage and a modern en-suite shower room. Two further bedrooms provide flexible accommodation for family life, guests or home working, whilst a family bathroom completes the accommodation.

Further benefits include gas central heating, double glazing, private garden and residents' parking.

Living Room

The living room is positioned to the front of the property and is flooded with natural light. Finished in neutral tones, it offers a comfortable and versatile reception space with ample room for a range of lounge furnishings, making it ideal for both everyday living and entertaining.

Kitchen/Dining Room

Undoubtedly a highlight of the property, the stylish kitchen/dining room has been thoughtfully designed for modern living. The kitchen is fitted with a range of contemporary gloss units, complemented by contrasting work surfaces, integrated ovens, gas hob and ample storage. There is excellent space for family dining and entertaining, while French doors open directly onto the rear garden.

Principal Bedroom

The principal bedroom is a spacious double room featuring built-in wardrobe storage and a well-appointed en-suite shower room. The room comfortably accommodates additional freestanding furniture and enjoys a pleasant outlook.

Bedrooms Two & Three

Bedroom two is a generous double bedroom, while bedroom three offers excellent flexibility as a child's bedroom, nursery, dressing room or home office. Both rooms are bright, well-proportioned and presented in excellent decorative order.

Bathroom

The family bathroom is fitted with a modern white three-piece suite comprising bath, wash hand basin and WC. A separate ground floor WC provides added convenience for visitors and family living.

Gardens & External

The property benefits from private gardens with a small section to the front and fenced, landscaped garden to the rear, which has been designed to create a colourful and private outdoor retreat. Featuring a decked seating area, artificial lawn, mature planting, decorative borders and a garden shed, it provides an excellent space for outdoor dining, entertaining and relaxation throughout the year.

Residents' parking is available within the development for homeowners and visitors.

Location

Fullarton Bank forms part of a well-regarded modern development within the thriving East Lothian town of Tranent. The town offers a wide range of local amenities including supermarkets, cafés, restaurants, healthcare facilities and leisure amenities.

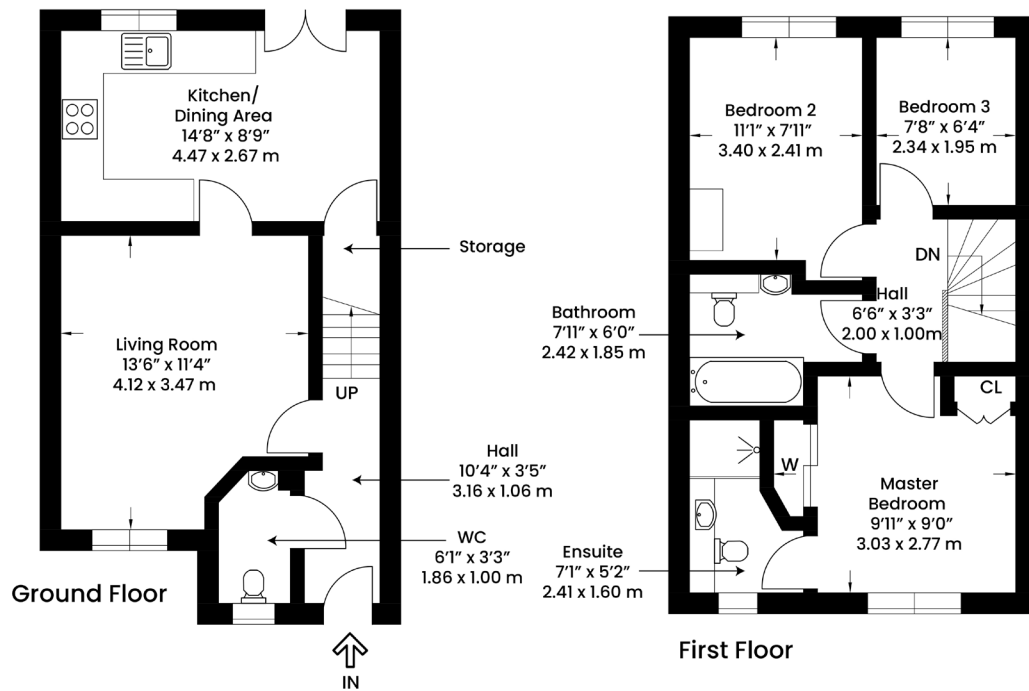
Excellent schooling is available locally, while nearby green spaces, countryside walks and East Lothian's renowned coastline offer outstanding recreational opportunities. The nearby A1 provides fast and convenient access to Edinburgh city centre, the City Bypass and surrounding areas, making Tranent a popular choice for commuters.

Tenure: Freehold

Council Tax: Band D

EPC: Band B





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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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