



RALPH SAYER
SOLICITORS & ESTATE AGENTS

108 John Crescent

Tranent, East Lothian, EH33 2HW

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Well placed in Tranent, this two-bedroom end-terraced house offers bright, well-presented accommodation over two floors, with private gardens to the front and rear.

The entrance hall leads through to the main reception space: a generous living/dining room with a large window and glazed doors to the garden, creating clear zones for relaxing and dining. The adjoining modern kitchen is fitted with sleek units, metro-tiled splashbacks, an oven, hob and extractor, with direct access outside. Upstairs, the landing gives access to two comfortable double bedrooms and a modern shower room. The home has been tastefully modernised and further benefits from gas central heating, double glazing and unrestricted on-street parking.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- End-terraced house in Tranent
- Bright, modernised accommodation over two floors
- Entrance hall with stair to upper level
- Generous, dual-aspect living/dining room with glazed doors opening onto the garden
- Modern kitchen with ample storage space, metro tiling and direct outdoor access
- Landing with storage and attic access
- Two attractive first-floor double bedrooms
- Contemporary shower room with three-piece suite
- Private gardens with the rear landscaped and enclosed
- Unrestricted on-street parking
- Gas central heating and double glazing throughout







Generous dual-aspect
living and dining room
with French doors
opening to the garden







[Click here
for a virtual tour](#)



Tranent

Tranent is a well-established East Lothian town, set amid countryside yet within straightforward reach of Edinburgh.

Its centre provides everyday shops, cafés, pubs, restaurants, banks, a library and community facilities, while the Loch Centre offers a swimming pool, gym, sports hall, studios and children's soft play.

The surrounding area is well suited to walks and outdoor pursuits, with East Lothian's coast, countryside and larger retail destinations, including Fort Kinnaird, within easy reach.

Local primary and secondary schooling serve the town, with further and higher education available in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.

The A1, regular bus services and nearby Prestonpans railway station provide convenient links into Edinburgh and across the county.



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dream property!



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Floorplan



Council Tax Band:
B

EPC Band:
D

Home Report Value:
£180000