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SOLICITORS & ESTATE AGENTS



Pabbay, 38 Edinburgh Road
Tranent, EH33 1AW

Charming two-bedroom bungalow set within a deceptively generous plot
No onward chain and presented in excellent turnkey condition
Principal bedroom with en-suite shower room
Expansive, private rear garden adjoining Polson Public Park with no immediate rear neighbours
Generous driveway, single garage with workshop area, plus potential to extend (subject to planning)
EPC: D
Council tax band: D

Set within a deceptively generous plot and offered with no onward chain, this charming two-bedroom bungalow provides a well-appointed home presented in excellent, turnkey condition. Thoughtfully updated throughout, the property combines modern convenience with comfortable and adaptable living spaces, making it an ideal home for a range of buyers.

On entering, the neutral décor and contemporary features, including stylish oak doors, create a light and welcoming feel throughout. The modern galley-style kitchen is well equipped with a range of integrated appliances, including a dishwasher, washing machine, fridge/freezer, built-under oven and induction hob, providing a practical and streamlined space for everyday living. At the heart of the home is a welcoming living room, centred around a gas fireplace and featuring a large open connection into the dining and sunroom areas. This creates a bright, sociable and versatile space, ideal for both entertaining guests and relaxing with family.

The property offers two double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room and generous space for free standing wardrobes. The second double bedroom is slightly smaller but also offers space for free standing storage. The central family bathroom is fully tiled and fitted with a bath and electric shower over. Further benefits include a boarded loft, offering useful additional storage, while the generous plot, sizeable rear garden and substantial roof pitch may also offer potential to extend the property in the future, subject to the necessary planning permissions and consents. This could provide an exciting opportunity for those looking to create a larger family home.

External:

To the front, a low-maintenance gravelled garden is complemented by two raised planting beds, providing the perfect opportunity to add seasonal colour. A long driveway provides ample off-road parking for multiple vehicles and leads to the detached single garage. The garage has been cleverly divided into two levels, providing space to park one vehicle alongside a raised workshop area to the rear. Power and lighting further enhance its practicality, making it a useful space for hobbies, storage or DIY projects. The rear garden is a particular highlight: expansive, private and secure, with a leafy outlook and no immediate rear neighbours thanks to its position adjoining Polson Public Park. The landscaped garden provides an excellent setting for outdoor entertaining, with a generous patio area ideal for seating and dining, a well-maintained lawn and established planted borders providing an attractive backdrop.

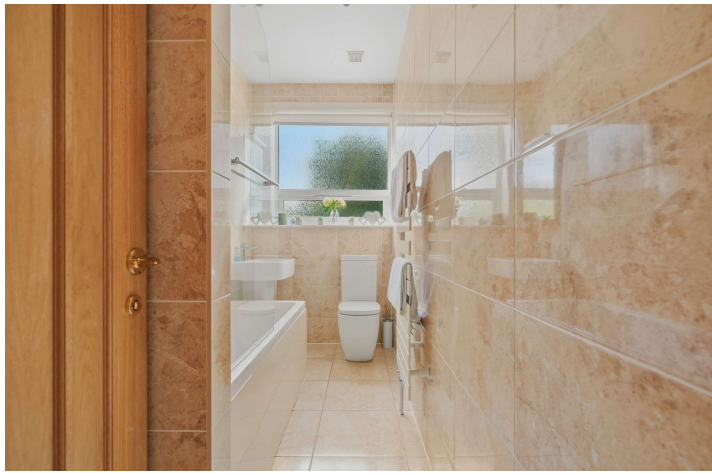
Location:

Tranent is a historic town in East Lothian, located just off the A1, and offers a mix of modern housing developments surrounding the old town centre with its traditional stone-built buildings. The vibrant centre has supermarkets including an ASDA and ALDI, a doctor's surgery, leisure centre, library, and post office, whilst Fort Kinnaird and Straiton retail parks have an extensive range of major high-street names, restaurants and a multi-screen cinema. Set amid rolling countryside, Tranent is well-placed for access to the East Lothian coastline and many superb beaches. Commuting into Edinburgh, there is direct access via the A1 to the city bypass and A199. There are also regular bus services available from the High Street, and train services from nearby Musselburgh, Wallyford, or Prestonpans. Edinburgh Road is within walking distance of the Polson Park, Tennis Courts and Tranent Bowling Club, for those who love leisure activities.



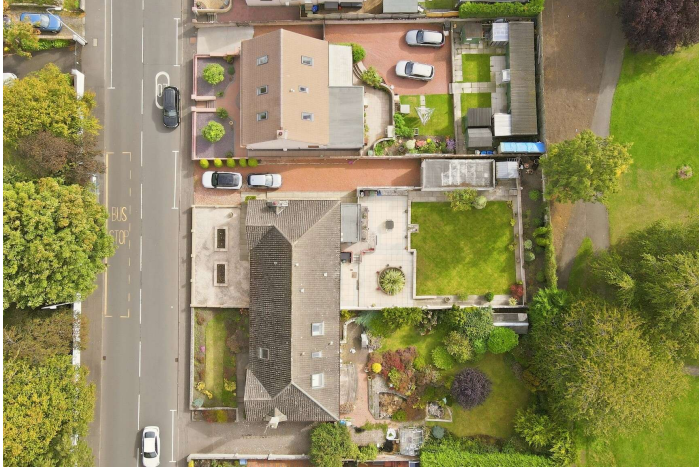














Total: 1137 sq. Ft, 106 m²
 1st Floor: 1137 sq. Ft, 106 m²
 Excluded Areas: Garage: 227 sq. Ft, 21 M², Fireplace: 10 sq. Ft, 1 M², Walls: 111 sq. Ft, 10 m²

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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