



45 John Crescent, Tranent, East Lothian, EH33 2HP

Beautifully Maintained Three-Bedroom End-Terraced Villa with Private Garden

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Property Description

Beautifully maintained and generously proportioned, this attractive three-bedroom end-terraced villa benefits from its own private garden. Set within a peaceful cul-de-sac, the property enjoys a desirable position within a well-established residential neighbourhood in Tranent, East Lothian.

The accommodation includes an entrance vestibule, hallway, spacious living/dining room, kitchen, three well-sized bedrooms, family bathroom and convenient ground-floor WC.

Finished to a high standard throughout, the home features a modern integrated kitchen, contemporary bathroom suites, stylish lighting and flooring. Further benefits include excellent storage provision, with a loft and useful walk-in storage areas, alongside double glazing and gas central heating.

To the front, a paved patio provides an inviting entrance, while the fully enclosed rear garden offers a decked patio area, low-maintenance artificial lawn and two useful storage sheds.

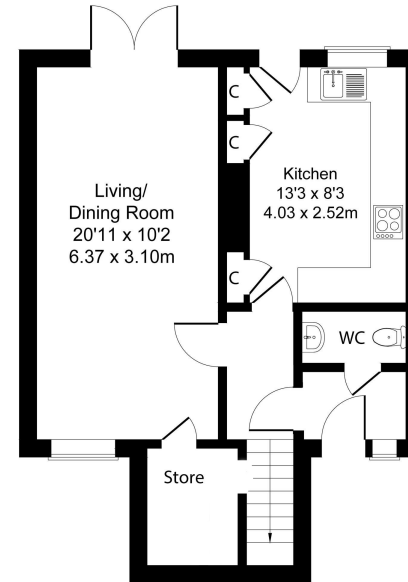
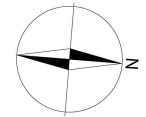
Upon entering, the vestibule leads you through to the hallway with a convenient and useful ground-floor WC set off to the side. The well-proportioned, dual-aspect living room provides plenty of room for separate seating and dining areas, with French doors opening onto the raised rear garden deck, along with a wall-mounted TV point and useful access to a walk-in storage room. The kitchen also benefits from direct access to the rear garden and offers three integrated storage cupboards alongside recessed spotlights. A range of attractive fitted units is complemented by stone-style work surfaces, a sink and drainer, with a selection of integrated appliances including a washing machine, fridge/freezer, microwave, electric oven and ceramic hob.

Upstairs, there are two generous double bedrooms positioned to the rear, both enjoying views over the garden, wood-effect flooring and plenty of room for additional freestanding furniture. The third bedroom is located at the front of the property and features matching wood-effect flooring together with a built-in wardrobe and storage area. The accommodation is completed by a contemporary family bathroom, which includes a modern three-piece suite, a rainfall shower fitted above the bath and tiled splashback walls.

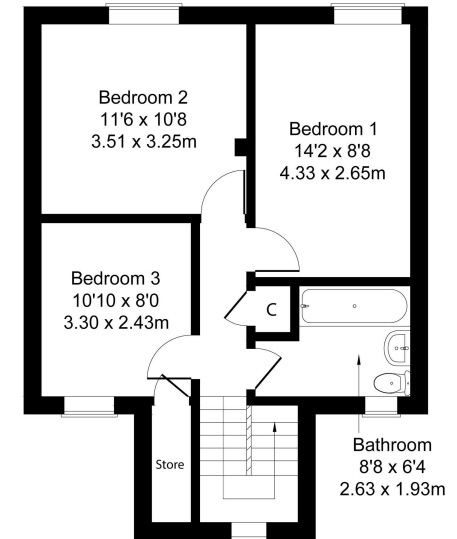


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Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



Ground Floor



First Floor

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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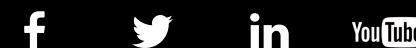
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