



GARDEN STIRLING BURNET

4 INNES BUILDINGS NEW ROW

TRANENT, EH33 2AB



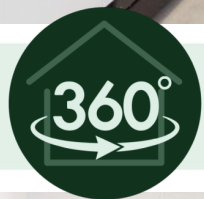


SUMMARY

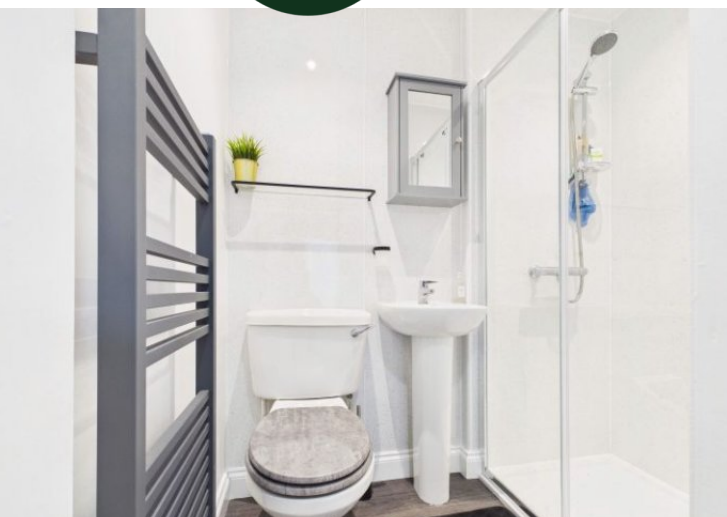
Positioned within a traditional building in Tranent, this well-presented ground-floor flat offers bright, comfortable accommodation with the ease of single-level living, making it an appealing first purchase, downsize or investment. The interior features an entrance vestibule and hall, a generous living room with high ceilings, a well-appointed modern kitchen, a spacious double bedroom with a southerly aspect, a contemporary shower room with a towel warmer and a utility room. The property also benefits from communal garden grounds and unrestricted on-street parking. Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.

FEATURES

- Traditional ground-floor flat in Tranent
- Bright, well-presented interiors
- Entrance vestibule and hall with storage
- Generous living room with high ceiling
- Modern fitted kitchen
- Sunny and spacious double bedroom
- Contemporary shower room with towel warmer
- Useful utility room
- Communal garden grounds
- Unrestricted on-street parking
- Gas central heating and double glazing



[CLICK HERE](#) for a virtual tour of the property





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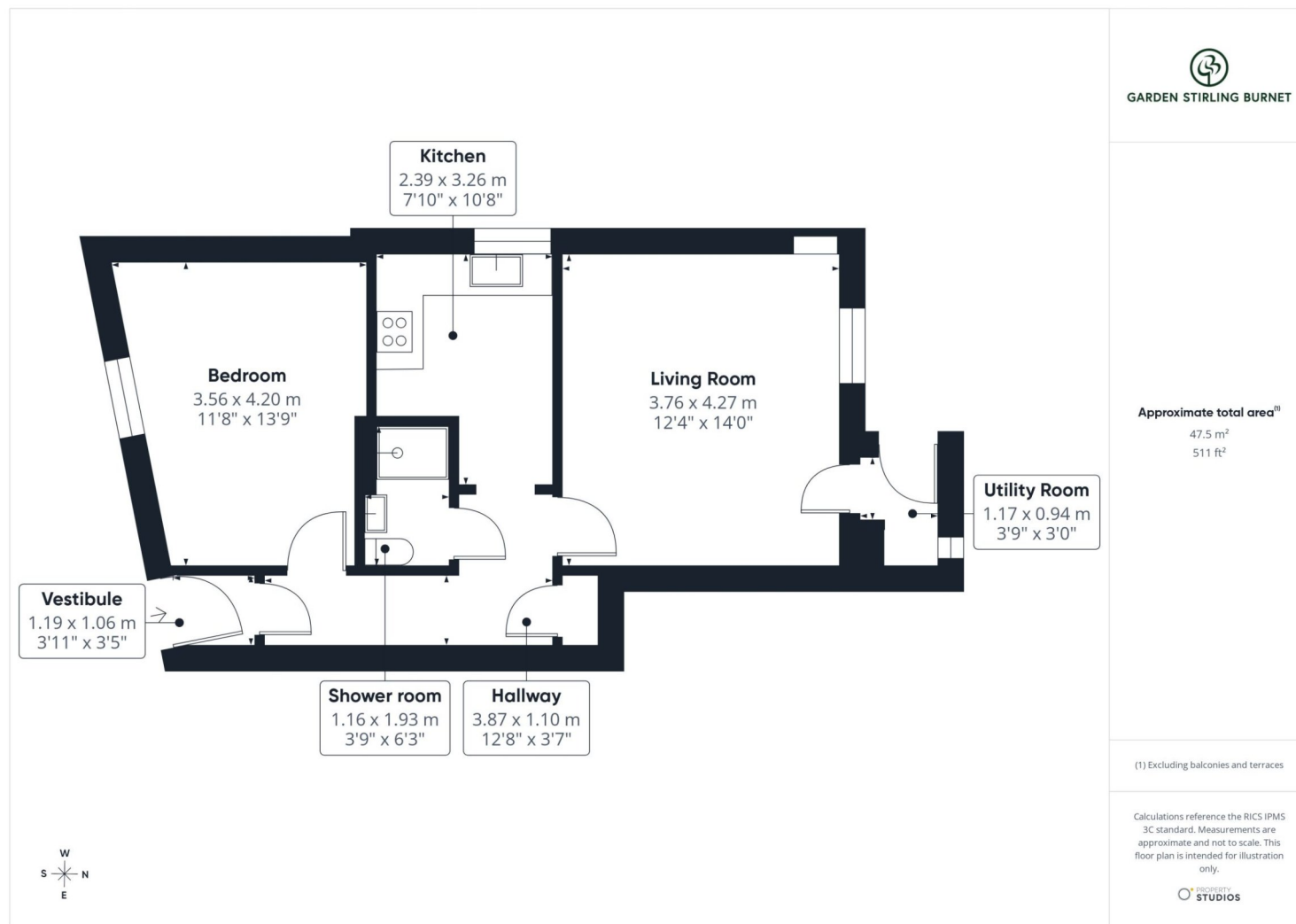


HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



**EPC
 RATING**

D

**COUNCIL
 TAX BAND**

A