



4/6, Elder Court Elder Street, Tranent, East Lothian, EH33 1EN

Beautifully Presented and Spacious, Two-Bedroom Second-Floor (Top-Floor) Flat

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Property Description

Beautifully presented and spacious, this attractive two-bedroom second-floor (top-floor) flat offers bright and comfortable accommodation throughout. Set within an established residential area of Tranent, East Lothian, the property is conveniently located for local amenities, schools and transport links.

The accommodation comprises a vestibule, hallway, open-plan living/dining room and kitchen, two double bedrooms, and a family bathroom.

Features include a modern integrated kitchen and stylish bathrooms, complemented by contemporary lighting, flooring and light, tasteful décor throughout. Further benefits include excellent storage, double glazing and gas central heating, making this a comfortable and practical home.

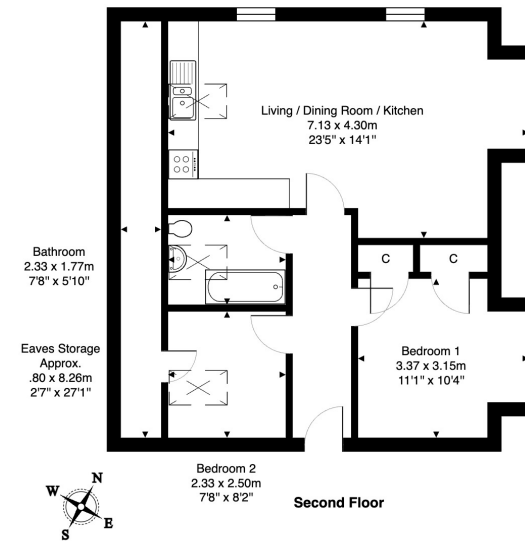
An excellent opportunity for first-time buyers, families or investors, offering well-presented accommodation in a popular residential location.

An entrance welcomes you into the property, with the hallway providing access throughout and creating a seamless and functional living space. Set to the rear of the property is the open-plan living/dining room and kitchen, with the space finished with contemporary flooring throughout, alongside large windows allowing plenty of natural light to flow through. The kitchen has been finished with granite-effect countertops and a tiled-effect splashback, a stainless-steel sink with drainer, as well as an integrated oven and gas hob with canopy above, together with space for additional appliances.

Bedrooms one and two are both finished with light and tasteful décor throughout, complemented by matching contemporary flooring which flows seamlessly through from the hallway. Bedroom one further benefits from built-in storage, providing an ideal solution for additional storage space. Completing the property is the family bathroom, which comprises a three-piece suite with a shower over the bath.



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Gross Internal Area: 55.1 m² ... 593 ft² (excluding eaves storage)

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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