



14 Cinderhall Place, Elphinstone, Tranent, East Lothian, EH33 2LR

Beautifully Presented, Two-Bedroom, Mid-Terrace Villa With Gardens

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Property Description

Beautifully presented, two-bedroom, mid-terrace villa with gardens and superb skyline views. Set in a quiet cul-de-sac adjacent to rural land, located in the charming village of Elphinstone, near Tranent, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, rear hall, two double bedrooms, and a bathroom.

Features include gas central heating, double glazing, a stylish modern bathroom, contemporary flooring and a large fitted kitchen. Tastefully finished, it also offers good integrated storage, including a loft and a walk-in storeroom.

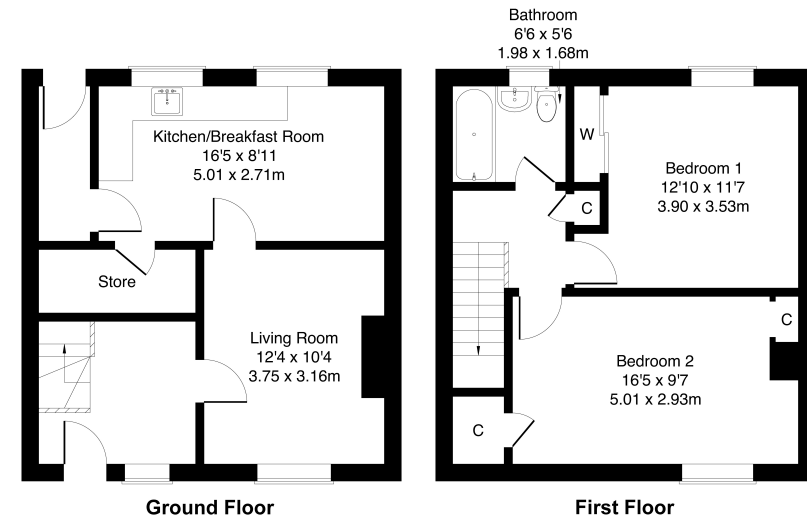
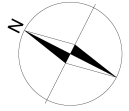
Externally, there is a lawn to the front, with an enclosed rear garden with direct access through a side gate, also featuring a lawn, patio and store shed. This idyllic cul-de-sac also features a large open green and ample unrestricted residential parking.

An entrance welcomes you into the property and leads through to the living room, which is finished with light, neutral décor and contemporary flooring. Set just off the living room is the kitchen/dining room, with the kitchen featuring granite-effect worktops, a stainless-steel sink with drainer, a cooker with electric hob and space for additional appliances.

Carpeted stairs lead to the first floor, providing access to bedrooms one and two, both finished with tasteful décor throughout. Both bedrooms further feature matching carpeted flooring, flowing seamlessly from the hallway, and benefit from built-in wardrobes, ideal for additional storage. Completing the property is the family bathroom, which comprises a three-piece suite with a shower over the bath and a ladder-style radiator.



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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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