



GARDEN STIRLING BURNET

3 HOOD LANE

TRANENT, EAST LoTHIAN, EH33 2FH



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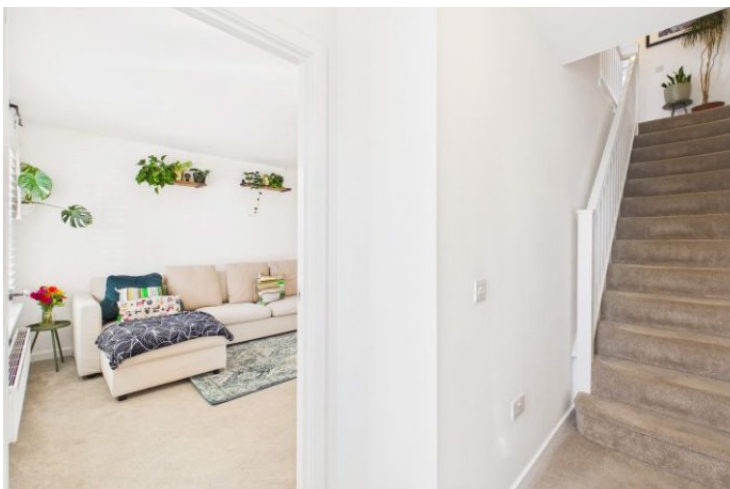
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PROPERTY SUMMARY



Ideally positioned in a popular residential setting in Tranent, this contemporary mid-terraced house offers beautifully presented modern interiors, generous accommodation and excellent everyday practicality. A welcoming hallway with useful storage and a WC leads into a bright front-facing living room, creating an inviting first impression. The impressive dining kitchen forms the heart of the home, combining contemporary fitted units with ample space for dining and direct access to the rear garden.

This creates an effortless connection between the principal living space and outdoors, ideal for everyday family life and entertaining. Upstairs, the spacious principal bedroom benefits from an en-suite, while two further bedrooms are served by a modern family bathroom. Built-in storage on the landing provides additional practicality.







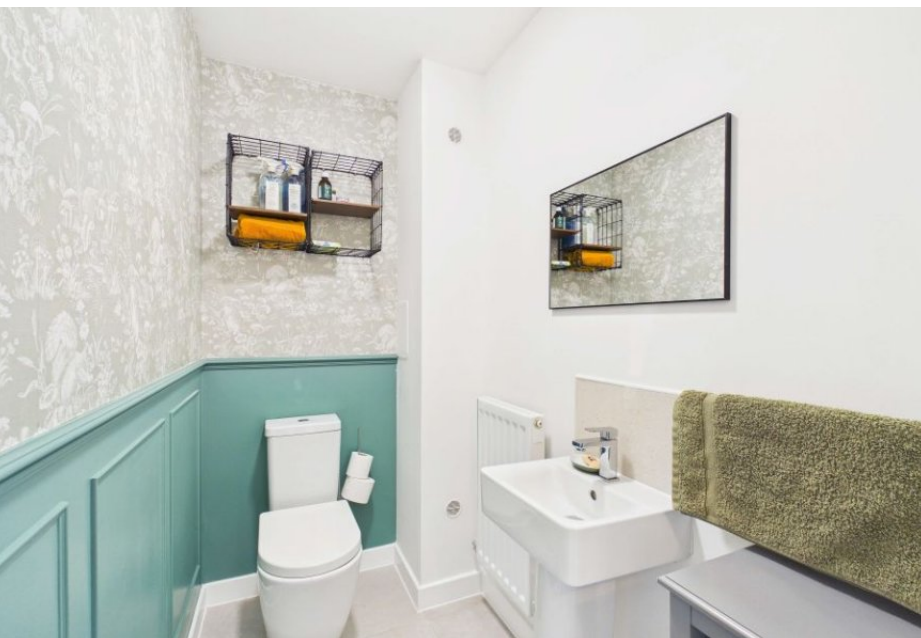
Contemporary interiors with bright, well-proportioned accommodation

FEATURES

- Contemporary mid-terraced house in Tranent
- Well-presented modern interiors
- Welcoming hall with storage and WC
- Bright front-facing living room
- Modern dining kitchen with direct garden access
- Landing with built-in storage
- Spacious principal bedroom with en-suite
- Two more bedrooms
- Family bathroom
- Private front and rear gardens
- Unrestricted on-street parking,
- EV charger next to allocated parking
- Solar panels
- Boarded loft with ladder
- Gas central heating and double glazing

3 HOOD LANE

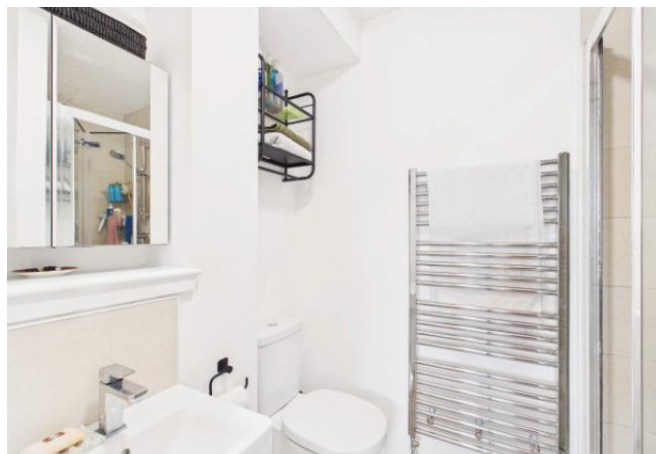
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CLICK HERE
for a virtual tour of the property



Upstairs are three bedrooms, an en-suite and a family bathroom off the landing.





Outside, the house enjoys private gardens to the front and rear, with the rear garden offering a practical space for sitting out and day-to-day family use. Unrestricted on-street parking is available nearby, and the property also benefits from gas central heating and double glazing.

Extras: All fitted floorcoverings, light fittings and integrated appliances are included in the sale.





Tranent

Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre, and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy.

Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library and a dedicated sports and community centre.

Located in the heart of Tranent, the Loch Centre is a sports and swim centre currently undergoing a £5m refurbishment, whilst The Fraser Centre is a community owned entertainment hub with a cinema.

For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex and a state-of-the-art gym.

Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.





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HOUSE SALES

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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

B

COUNCIL
TAX BAND

E