

50 Bridge Street

TRANENT | EAST LOTHIAN | EH33 1AL

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Nestled in the heart of sought-after Tranent, moments from excellent amenities, quick transport links and the vast open East Lothian countryside is this spacious and significantly extended historic, detached cottage.

Boasting a handsome stone fronted facade, long driveway and front garden the property leads into a welcoming vestibule and hallway with two spacious double bedrooms on either side, a stylish bathroom with white three piece suite, a principal bedroom with a walk in wardrobe and an elegant en-suite shower room and the true heart of the home is the stunning triple aspect open plan lounge/kitchen with a luxury kitchen section with attractive units, sleek countertops and island, generous dining space and ample living areas. French doors flow through to the secluded, South facing, low maintenance rear garden with landscaped features including a decked dining terrace, a gravelled seating section, and an area of artificial lawn. Viewing is recommended to fully appreciate the accommodation on offer.

- Stunning detached cottage set on a generous plot
- Private front and rear gardens and long driveway
- Significantly extended to create a superb family home
- Welcoming hallway with good storage
- Three large double bedrooms
- Two bathrooms
- Stunning triple aspect open plan lounge/kitchen with generous living and dining space
- Gas central heating and double glazing

Energy Rating D. Council Tax band E.

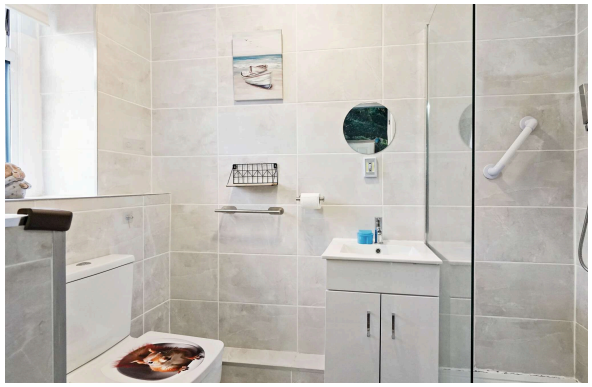
Included in the sale will be the blinds and curtains.

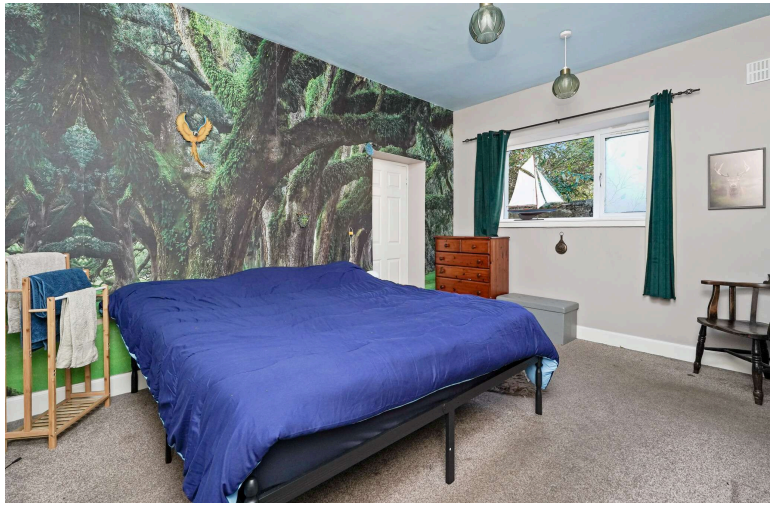
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

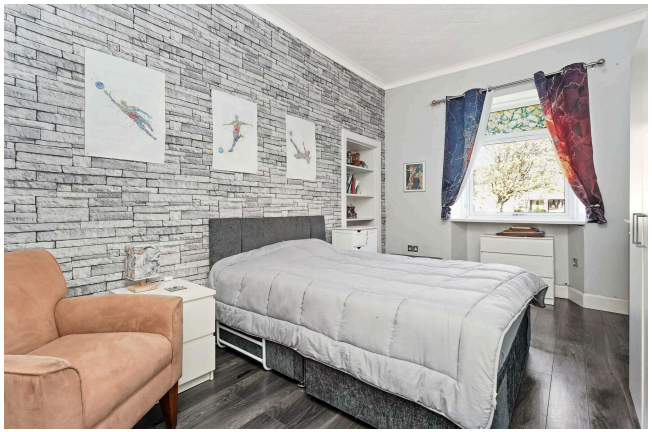


The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The A1, city bypass and main motorway networks are also within easy reach



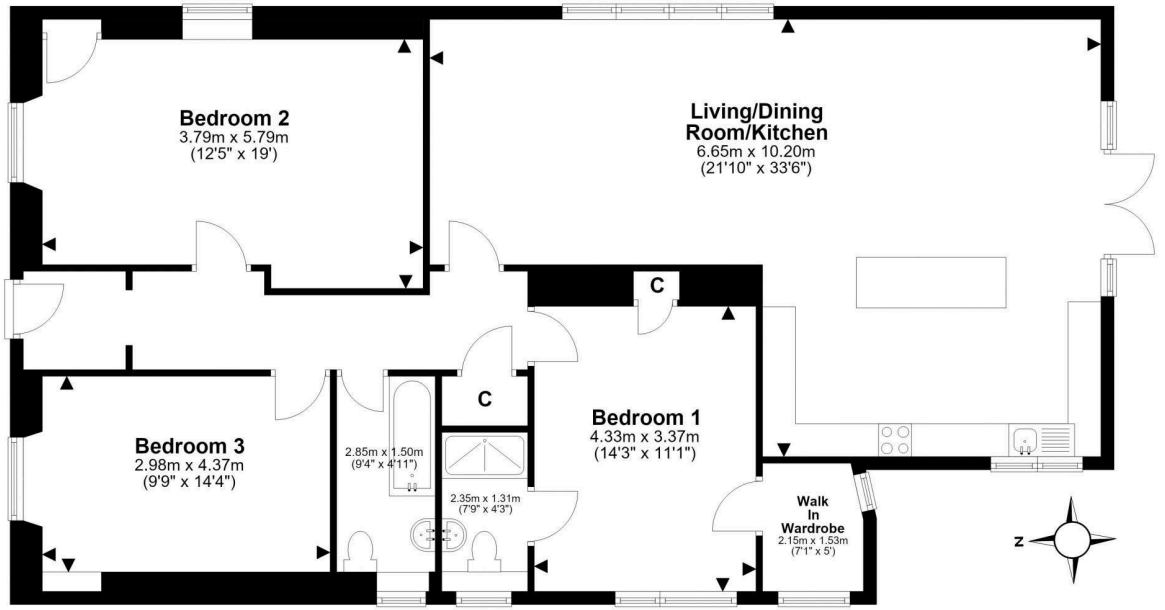












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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