



GARDEN STIRLING BURNET

28 COALGATE AVENUE
TRANENT, EAST LoTHIAN, EH33 1JS





Occupying a generous plot within an established residential area of Tranent, this semi-detached house offers three bedrooms, two reception rooms, a breakfasting kitchen, and a shower room, plus spacious gardens, a detached single garage, and a private driveway.

The property's front door opens into an entrance hallway with built-in storage. Leading off the hall to the right is a light-filled, dual-aspect living room, where a spacious footprint allows for various configurations of lounge furniture, all arranged around a homely fireplace. Across the hall you will find a dining room, presenting the perfect setting for everyday meals and entertaining, with space for at least a six-seater dining table and additional furniture. It could lend itself to a variety of uses, including a children's play room, a home office, or a fourth bedroom, if desired. The kitchen (with garden access) neighbours the dining room and offers space for a small bistro table and chairs, whilst a wide range of classically styled cabinets is accompanied by spacious worktops, splashback panels and integrated appliances comprising an oven, hob, extractor fan, and fridge/freezer. Provision is also made for undercounter appliances.

FEATURES

- Semi-detached house in Tranent
- Generous plot in an established residential area
- Entrance hall with storage
- Dual-aspect living room
- Versatile dining room
- Breakfasting kitchen
- Three good-sized bedrooms
- Shower room
- Generous front and rear gardens
- Detached single garage
- Private driveway
- Gas central heating and double glazing





Upstairs, a landing (with storage) leads to three bedrooms and a shower room. All three sleeping areas offer plenty of space for furniture, and the largest is accompanied by excellent fitted/built-in storage. The shower room comprises a corner shower enclosure and a WC-suite set into storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the property is accompanied by generous front and rear gardens. The front garden features a gravelled area and a lawn with a border of leafy shrubs, whilst the rear garden includes a spacious lawn, a patio for outdoor seating, a greenhouse, and a shed for outdoor storage. Excellent off-street parking is provided by a detached single garage and a private driveway.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated and freestanding kitchen appliances will be included in the sale.







TRANENT

Tranent, East Lothian

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 boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. 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.



SCAN HERE
To learn more about Tranent





**OFFERS TO:
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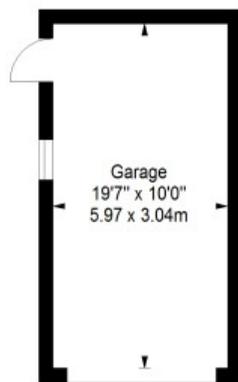
HOUSE SALES

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.

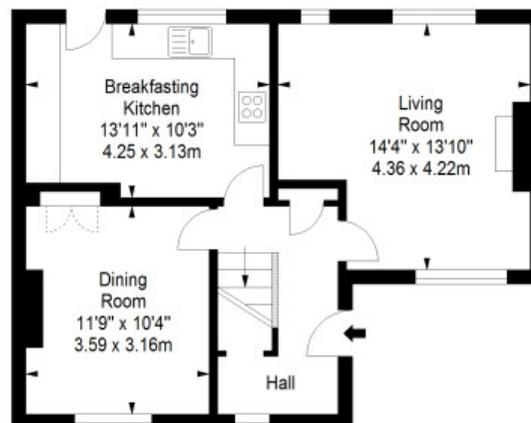
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

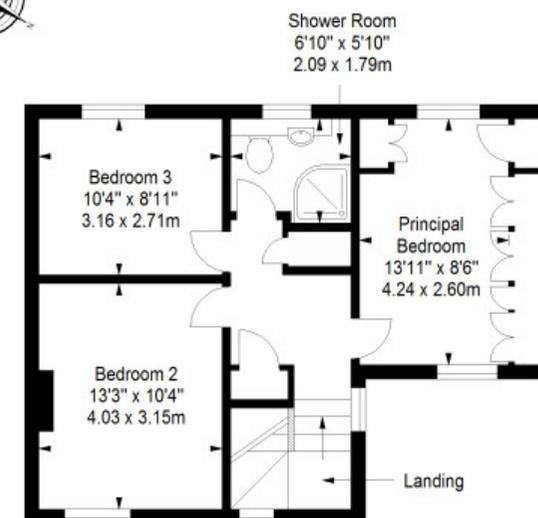
Ground Floor
Approx. 18.1 sq. metres (194.8 sq. feet)



Ground Floor
Approx. 51.0 sq. metres (549.0 sq. feet)



First Floor
Approx. 51.0 sq. metres (549.0 sq. feet)



Total area: approx. 120.1 sq. metres (1292.8 sq. feet)