



21 Fowler Street

Tranent, East Lothian, EH33 1BT

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Welcome to a beautiful main-door upper villa which is in excellent decorative order, offering bright and airy rooms, as well as a peaceful cul-de-sac setting in popular Tranent. This two-bedroom home further benefits from a generously appointed kitchen, a brand-new bathroom (installed last year), and a private garden that captures lots of daily sun. Positioned close to amenities, schools, and transport links, the property will certainly be very popular with a wide variety of buyers, including commuting professionals, couples, small families, and first-time purchasers alike.

Reached via a small flight of stone steps, the home's private front door opens to a staircase leading to the first-floor hall, where there is useful built-in storage. In the living/dining room, the warm glow of a hardwood floor adds a dash of colour to the neutral backdrop and chic accent wall. It is an elegant look that is instantly inviting. A shelved recess creates a lovely space for display items, whilst twin windows frame elevated views to the sea. Sat adjacent, the southwest-facing kitchen is openly accessed for a flow of accommodation. It has a monochrome-inspired aesthetic and offers ample cabinet storage and workspace. It also comes with an electric cooker, a fridge/freezer, and a washing machine.

Features

- Upper villa in excellent decorative order
- Cul-de-sac setting in popular Tranent
- Attractive interior design throughout
- Steps to a private main-door entrance
- First-floor hall with built-in storage
- Living room with elevated views to the sea
- Kitchen with monochrome-inspired aesthetic
- Two large double bedrooms with storage
- Brand-new bathroom with overhead shower
- Low-maintenance private garden
- Charming summerhouse
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - TBC





“The principal bedroom has the slightly larger proportions and an open storage space that has been cleverly utilised as a vanity area”







Meanwhile, the two double bedrooms are both bright and spacious, each room enjoying attractive décor and snug carpeting. The principal bedroom has the slightly larger proportions and an open storage space that has been cleverly utilised as a vanity area. The second bedroom, on the other hand, has built-in storage and a beneficial southwest-facing aspect. Finishing the accommodation is the stylish bathroom which has on-trend décor and tile work. It also has a quality three-piece suite, incorporating a toilet, a storage-set washbasin, and a bath with handheld and overhead showers. Gas central heating and double glazing ensure year-round comfort.

Outside, the home benefits from a low-maintenance private garden that is ideal for summer dining. It comes with a charming summerhouse as well. Also, parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge/freezer, washing machine, two couches, and a fitted wardrobe (in the main bedroom) to be included in the sale.

Tranent, East Lothian

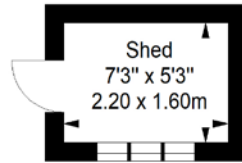
Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent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



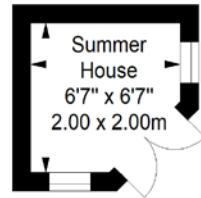


Floorplan

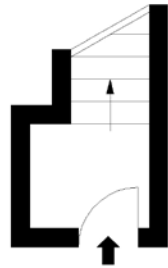
Shed
Approx. 3.5 sq. metres (37.6 sq. feet)



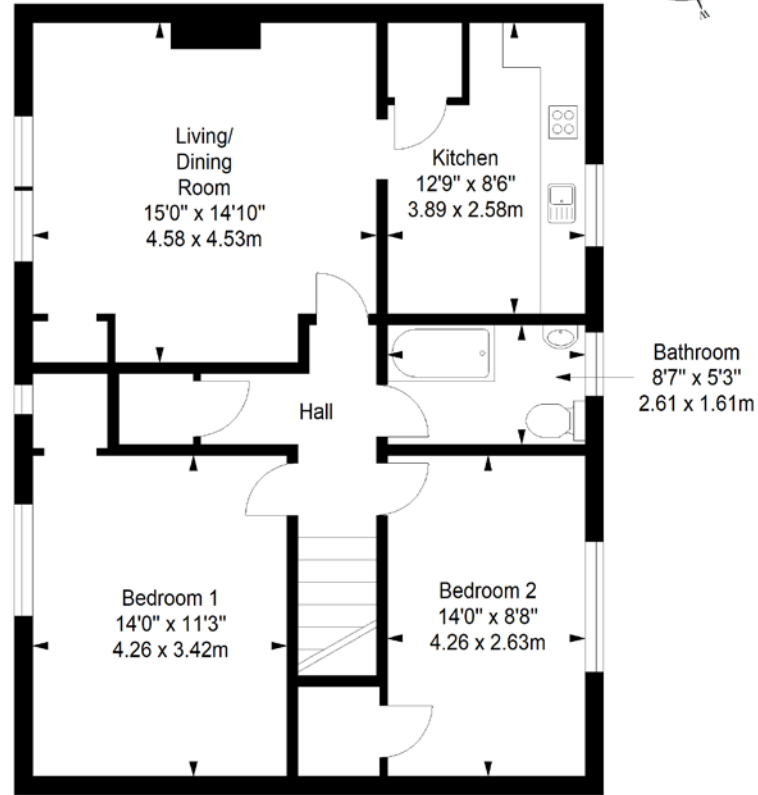
Summer House
Approx. 3.6 sq. metres (38.8 sq. feet)



Ground Floor
Approx. 3.6 sq. metres (38.8 sq. feet)



First Floor
Approx. 74.7 sq. metres (804.1 sq. feet)



Total area: approx. 85.4 sq. metres (919.3 sq. feet)

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