



**RE/MAX** PROPERTY



***30 Elphinstone Road, Tranent, East Lothian, EH33 2HR***

- ***Luxurious End-Terraced Home***
  - ***Stylish Lounge/Diner***
    - ***Bespoke Kitchen***
    - ***2 Double Bedrooms***
  - ***Custom Shower Room***
    - ***Pretty Interiors***
- ***Professionally Landscaped Gardens***
  - ***Close To All Amenities***

**\*\*GORGEOUS END-TERRACED HOME WITH IMPECCABLE STYLE!\*\***

Niall McCabe & RE/MAX are delighted to introduce a truly captivating residence in the heart of Tranent - a stunning 2-bedroom end-terraced villa that seamlessly blends modern luxury with timeless design. Nestled in a desirable location close to all local amenities, this impeccably styled home is a testament to sophistication and meticulous attention to detail – and would make this ideal family home.

Elphinstone Road is quietly located in Tranent. Surrounded by open countryside and close to award-winning beaches and golf courses, it offers a terrific environment for families and is equally appealing to commuting professionals, seeking excellent connectivity to Edinburgh and beyond. There are a variety of amenities available locally including cafes, restaurants and big name supermarkets a short drive away. There is also schooling available locally at all levels with the local primary school being only a short walk away.

The home report can be downloaded from our website.

Tenure: Freehold

Council Tax Band: B

Factor Fee: N/A



### Entrance Hallway

17' 2" x 6' 9" (5.23m x 2.05m)

With gorgeous finishes, ceramic tiled flooring and neutral wall coverings the entrance hall gives a first glimpse of the lovely interiors to follow.

### Lounge/Diner

21' 9" x 10' 6" (6.62m x 3.20m)

Located on the right-hand side of the property, and spanning the entire width of the home, the lounge/diner is the perfect spot to relax and entertain loved ones. There is high end flooring, sumptuous beige styling, patio doors spilling onto the rear garden & a flexible floorspace.

### Kitchen

12' 9" x 8' 4" (3.88m x 2.55m)

Enjoying a vast range of base & wall mounted high gloss cabinetry, the kitchen is a lovely spot. Complete with stunning tiled flooring and splashback – which adds to the overall 'high-end' feel to the home. There is a plethora of integrated appliances, as-well-as space for freestanding. From here you gain access to the rear garden via a rear door.

### Upper Landing

8' 4" x 4' 4" (2.54m x 1.33m)

A plushly carpeted landing offering access to both bedrooms, a storage cupboard and a beautiful family shower room.

### Bedroom 1

12' 5" x 10' 4" (3.78m x 3.15m)

The principal bedroom is a fabulous size with views to the rear garden and beyond, it has been lovingly styled in a neutral palette with contrasting flooring. There is also central lighting, various power points and a radiator.

### Bedroom 2

15' 6" x 8' 7" (4.73m x 2.62m)

Bedroom 2 is also of generous proportions and overlooks the front aspect. It has been finished to an exacting standard with welcome bursts of green. There is also a large walk-in wardrobe.

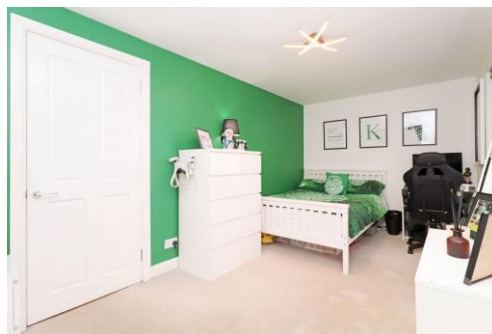
### Family Shower Room

7' 8" x 6' 9" (2.34m x 2.07m)

Completing the upper-level accommodation is this stunning walk-in shower room. Comprising of a dual shower enclosure, wash hand basin – sunk into handy vanity – and a W.C. The room has been impeccably tiled and styled, in a pretty light caramel colour scheme. There is also a rear facing glazed window, which floods the space with light.

### Exterior

Externally, the property enjoys a stunning and professionally landscaped rear garden – a modern families dream! There is a vast turfed lawn, bordered by planting and paving. A large patio accompanies this space which is ideal for those long summer evenings & Al-Fresco dining. Parking is on street.

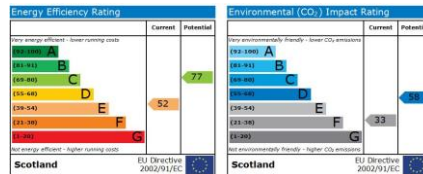




GROUND FLOOR AREA  
FLOOR 1: 24.14 m<sup>2</sup> FLOOR 1: 26 m<sup>2</sup>  
\*SEEK AND COMPARE THE BEST OFFER. ACTUAL, NOT VARY.



GROUND FLOOR AREA  
FLOOR 2: 15.04 m<sup>2</sup> FLOOR 2: 16 m<sup>2</sup>  
\*SEEK AND COMPARE THE BEST OFFER. ACTUAL, NOT VARY.



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