



McKinnon Forbes
Estate Agents & Solicitors

01875 611 211
www.mckinnonforbes.co.uk



22 FLEETS GROVE
TRANENT

“Charming 2-bedroom semi-detached bungalow with garage & driveway”



22 FLEETS GROVE, TRANENT, EH33 2QB

Charming 2 bedroom semi detached bungalow with garage and driveway, and easily managed gardens, set in a desirable quiet cul de sac within the popular East Lothian town of Tranent, close to many local amenities. This property is perfect for someone wishing to downsize to a property on one level or a young buyer starting out. The accommodation comprises: bright entrance hall with 2 storage cupboards, light and airy sitting room, spacious & stylish modern fitted kitchen, 2 good size bedrooms, both with fitted wardrobes, master bedrooms with additional walk-in wardrobe and stylish shower room with electric shower. The property benefits from gas central heating and double glazing and double glazing and included in the purchase price are all fitted floor coverings, blinds and light fittings as well as excellent storage throughout, as well as attic storage accessed via the hatch in the hall. There are easily managed gardens to the front, side & rear, as well as a garage and driveway to the side providing ample off-street parking. The small shed to the side of the property is included, any appliances being left are without warranty. Viewing highly recommended!





Nestled in the scenic countryside of East Lothian, 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 and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, various restaurants, pubs, a library plus the Aldi and Asda stores. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema, as well as several restaurants and coffee outlets. Primary and secondary schooling are both within easy reach within the town, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

*“Set in a desirable quiet cul de sac within the popular
East Lothian town of Tranent”*





VIEWING

Please contact our Tranent Office on 01875 611211

CLOSING DATE FOR OFFERS

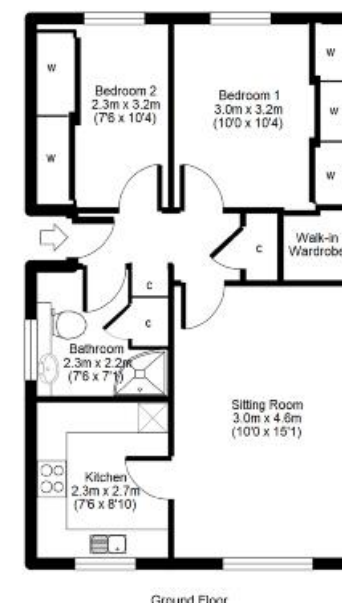
Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

ACCESS FOR SURVEYORS

Contact Selling Agents – 01875 611 211

KEY FACTS

Bedrooms	2	
Reception Rooms	2	
Bathrooms	1	
Parking	Garage & Driveway	
EPC Rating	D	
Council Tax	D	



22 Fleets Grove Tranent EH33 2QB

All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2023 PreviewMyHome.co.uk



McKinnon Forbes
ESTATE AGENTS AND SOLICITORS

54 High Street, Tranent EH33 1HH Tel: 01875 611 211 - Fax: 01875 612 565

131 High Street, Prestonpans EH32 9AX

www.mckinnonforbes.co.uk - email: info@mckinnonforbes.co.uk

All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © PreviewMyHome.co.uk

espc Zoopla.co.uk

NOTE:

All services throughout the property are UNTESTED. Any purchaser must satisfy themselves with the condition of any central heating boilers, radiators, and all other installations. Every care has been taken in the preparation of these particulars. However, no warranty can be given for the accuracy of the details contained herein.

Whilst these particulars have been carefully prepared and are believed to be correct, they are not warranted and do not form part of any contract to follow here on. If any particulars aspect is of relevance to you please contact this office for verification particularly if you are travelling some distance to view.