



McKinnon Forbes  
Estate Agents & Solicitors

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[www.mckinnonforbes.co.uk](http://www.mckinnonforbes.co.uk)



**9 YOUNG AVENUE**  
**TRANENT**



*“Spacious 2 bed end terraced villa with gardens front, side & rear, ideally located close to the Loch Centre and Doctors’ surgery”*



## 9 YOUNG AVENUE TRANENT, EH33 2DE

Spacious 2-bedroom end terraced villa with gardens front, side and rear, ideally located at the end of a quiet cul de sac very close to the Loch Centre and Doctors’ surgery, now in need of some modernisation and upgrading, the accommodation comprises: on the ground floor: entrance hall with under stair cupboard, dual aspect good size sitting room/dining room with feature fireplace, fitted kitchen with electric hob and oven and door leading to the side and rear gardens. On the upper floor: landing with hatch to the attic space, 2 excellent double bedrooms, one with cupboard, and part tiled shower room/WC. The property benefits from electric heating, double glazing and cavity wall insulation. There are 2 easily managed garden areas to the front and side, and to the rear is a good size fenced garden with drying area, some paved area; the garden shed is included. With some upgrading, this property will make the ideal home for the first-time buyer set in an excellent location, viewing 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.

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*“Situated in a quiet residential cul-de-sac within the popular East Lothian town of Tranent”*

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## VIEWING

Please contact our Tranent Office on 01875 611211







## CLOSING DATE FOR OFFERS

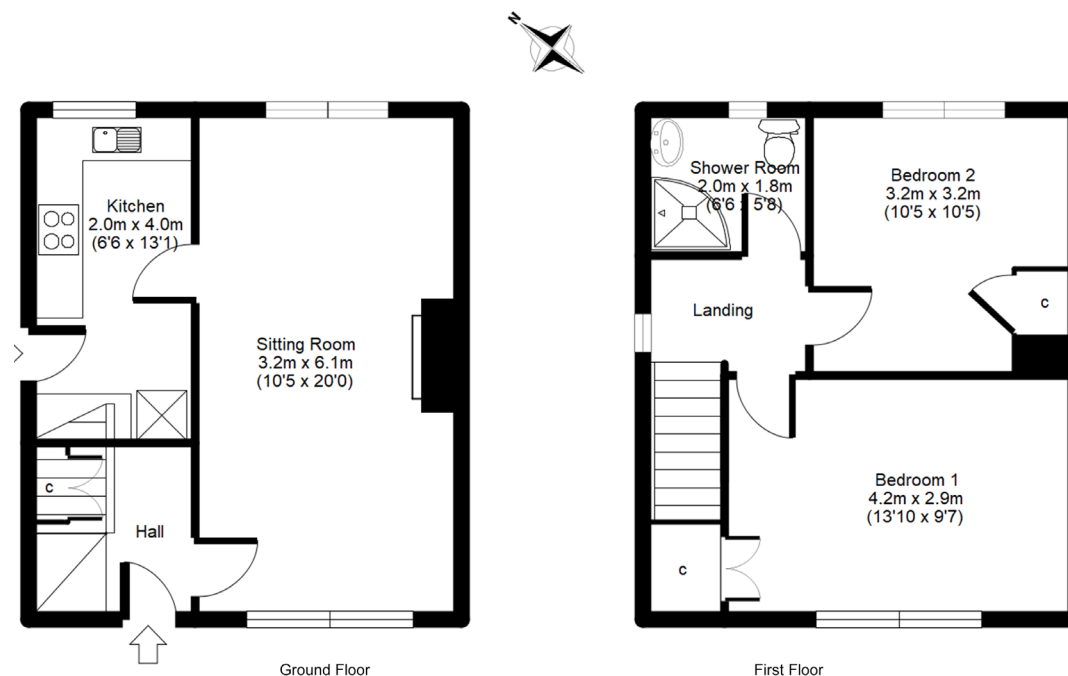
Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

## ACCESS FOR SURVEYORS

Contact Selling Agents – 01875 611 211

## KEY FACTS

Bedrooms	2	
Reception Rooms	1	
Bathrooms	1	
Parking	On Street	
EPC Rating	E	
Council Tax	B	



9 Young Avenue Tranent EH32 2DF

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## 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.