



McKinnon Forbes
Estate Agents & Solicitors

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254 CHURCH STREET
TRANENT



“2 Bedroom semi-detached cottage with garden & off-street parking, now in need of modernisation & upgrading”



254 CHURCH STREET TRANENT EH33 1BW

Two-bedroom semi-detached traditional stone-built cottage, once a former school building, with good size private garden as well as off-street parking to the rear, set in the sought after East Lothian town of Tranent, now in need of some modernisation and upgrading. The accommodation comprises: entrance vestibule with shower room/WC off, leading to the inner hallway. Spacious sitting room with feature fireplace living flame gas fire, sliding doors lead to the kitchen with electric hob, door from the kitchen leads to the rear garden. Off the inner hall is the master bedroom with fitted wardrobes, bedroom 2 is off the master bedroom. The property benefits from gas central heating and included in the purchase price are all fitted floor coverings, curtains, light fittings as well as the washing machine & fridge freezer (both without warranty). To the rear is a good-sized garden as well as off street parking accessed from the lane via the gate at the rear of the garden. This property has the potential to be a charming home once upgraded and modernised, subject to all relevant permissions.





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 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. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

*“Situated in the popular
East Lothian town of Tranent”*





VIEWING

Please contact our Tranent Office on 01875 611211







CLOSING DATE FOR OFFERS

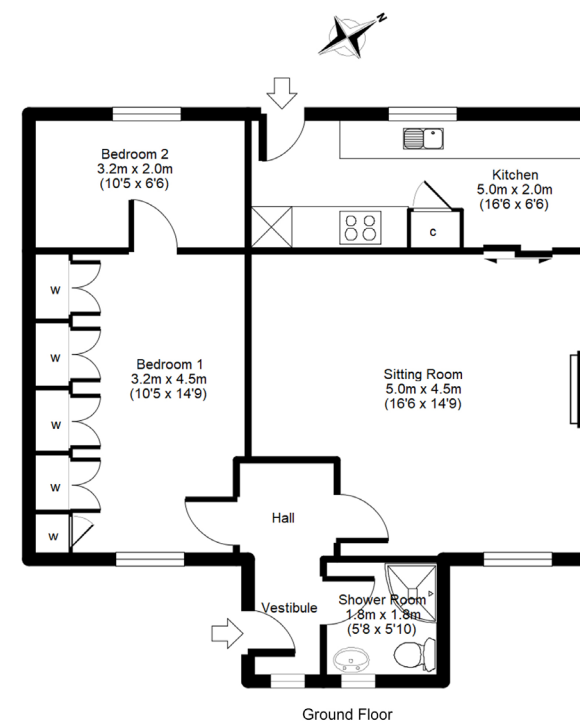
Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

ACCESS FOR SURVEYORS

Contact Selling Agents – 01875 611 211

KEY FACTS

Bedrooms	2	
Reception Rooms	1	
Bathrooms	1	
Parking	Driveway to the rear	
EPC Rating	D	
Council Tax	C	



254 Church Street Tranent EH33 1BW

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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.