



McKinnon Forbes  
Estate Agents & Solicitors

01875 611 211  
[www.mckinnonforbes.co.uk](http://www.mckinnonforbes.co.uk)



**55 MUIRSIDE DRIVE**  
**TRANENT**





*“Spacious 2-bedroom mid terraced villa now requiring modernisation & upgrading”*



## 55 MUIRSIDE DRIVE TRANENT, EH33 2JU

Spacious 2-bedroom mid terraced villa with lovely open outlook, situated close to many local amenities and set in a popular residential area within the sought-after East Lothian town of Tranent, now in need of modernisation and upgrading. The accommodation comprises: on the ground floor: entrance hall with walk in storage cupboard, good size bright sitting room with feature fireplace and flame effect electric fire, off the sitting room is a door leading to the rear hall with under stair storage cupboard as well as the door leading to the private garden with drying area, front facing kitchen with free standing cooker (available without warranty). On the upper floor: carpeted landing, 2 good size double bedrooms, master with cupboard and walk in storage room, shower room/WC with electric shower. The property benefits from gas central heating and double glazing and included in the purchase price are all fitted floor coverings, curtains, blinds and light fittings as well as excellent storage throughout. To the front of the property are lovely, shared gardens and to the rear is a small private enclosed garden with drying area. Once upgraded, this property will make an excellent purchase for the first-time buyer or young family, viewing is 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, banks, various restaurants, pubs, a library plus the recently opened 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.

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*“Set in a popular residential area within  
the sought after 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	Residents' Parking	
EPC Rating	D	
Council Tax	B	



55 Muirside Drive EH33 2JU

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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

## 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.