



McKinnon Forbes
Estate Agents & Solicitors

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16 MUIRPARK ROAD
TRANENT



"Charming & spacious 3-bedroom mid terraced villa with driveway"



16 MUIRPARK ROAD TRANENT EH33 2AX

Charming and spacious 3-bedroom mid terraced villa with driveway, set in a popular residential area in the sought after East Lothian town of Tranent, close to many local amenities. This property will make a perfect home for a young family or the first time buyer, the accommodation comprises: on the ground floor: entrance vestibule leading to the bright hallway with 2 storage cupboards, bright sitting room with feature fireplace and living flame gas fire, stylish modern fitted kitchen with integrated cooker hood, free standing electric cooker, washing machine, tumble dryer and fridge freezer (all available without warranty) and door leading to the rear garden, stylish shower room/WC with double cubicle. On the upper floor: landing with storage cupboard, 3 good size double bedrooms, all with fitted storage, master with walk in cupboard. 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 floored attic storage. Various items of furniture may also be available. To the front of the property is a good size garden with driveway providing off street parking, and to the rear is a lovely fully enclosed garden with summerhouse and shed included. Viewing of this lovely property is 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, 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

“Set in a popular residential area in the sought after 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	3	
Reception Rooms	1	
Bathrooms	1	
Parking	Driveway	
EPC Rating	D	
Council Tax	C	

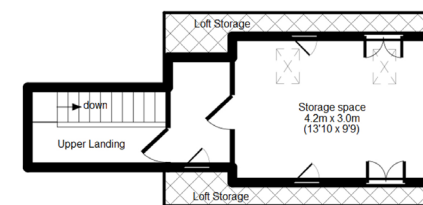


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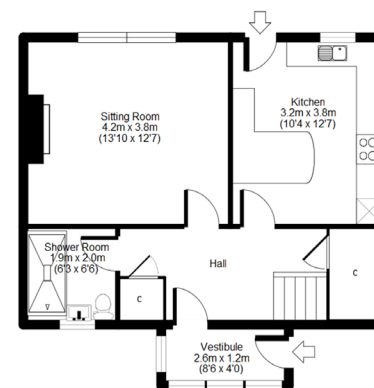
54 High Street, Tranent EH33 1HH Tel: 01875 611 211 - Fax: 01875 612 565

131 High Street, Prestonpans EH32 9AX

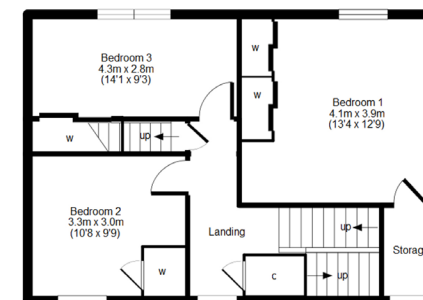
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Second Floor



Ground Floor



First Floor

16 Muirpark Road Tranent EH33 2AX

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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.