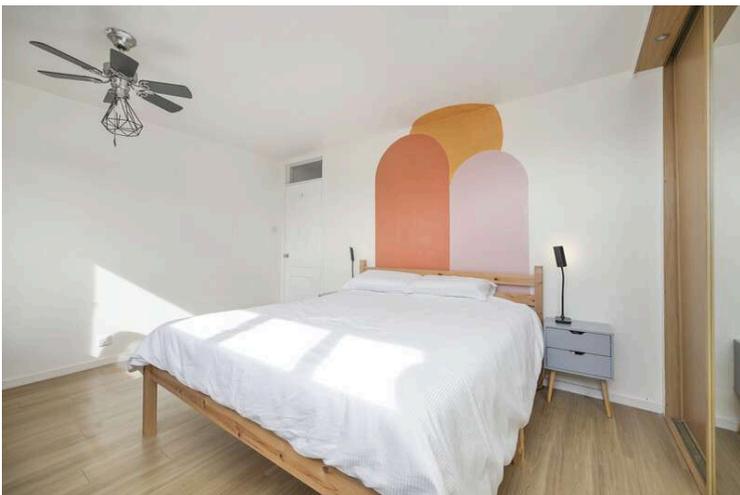






Set in a much sought after area of Tranent is this stunning detached family home with lovely gardens to front and rear and its own private garage. The accommodation briefly comprises a welcoming entrance hall with large storage cupboard, sunny lounge with French windows and full length widow giving fabulous natural light; a study with window, this room could make an ideal nursery, downstairs WC and a large kitchen / diner with integrated dishwasher, oven, hob and fan. There is ample space for dining table and chairs and French windows giving access to rear garden and a useful utility room with door to rear garden. On the upper level are three generous sized bedrooms and a large recently refitted luxury bathroom comprising a spa sized bath, a large walk in shower with glazed screen and window giving natural light. The property benefits from good storage including attic space, gas central heating and double glazing.

- Beautifully presented spacious detached family home with private garage
- 3 double bedrooms, study/nursey, downstairs wc
- Fabulous open plan kitchen/dining room, sep utility
- Luxury bathroom with spa sized bath, sep large walk in shower, wc and whb with vanity unit
- Secure gardens to front and rear perfect for children or pets



Location

The ever popular town of Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with a choice of banks and ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail and leisure complex in Newcraighall which provides a wealth of major stores including Mark's and Spencer's. Excellent bus services operate to and from Tranent and fast main roads lead quickly to Edinburgh's City Centre, approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool

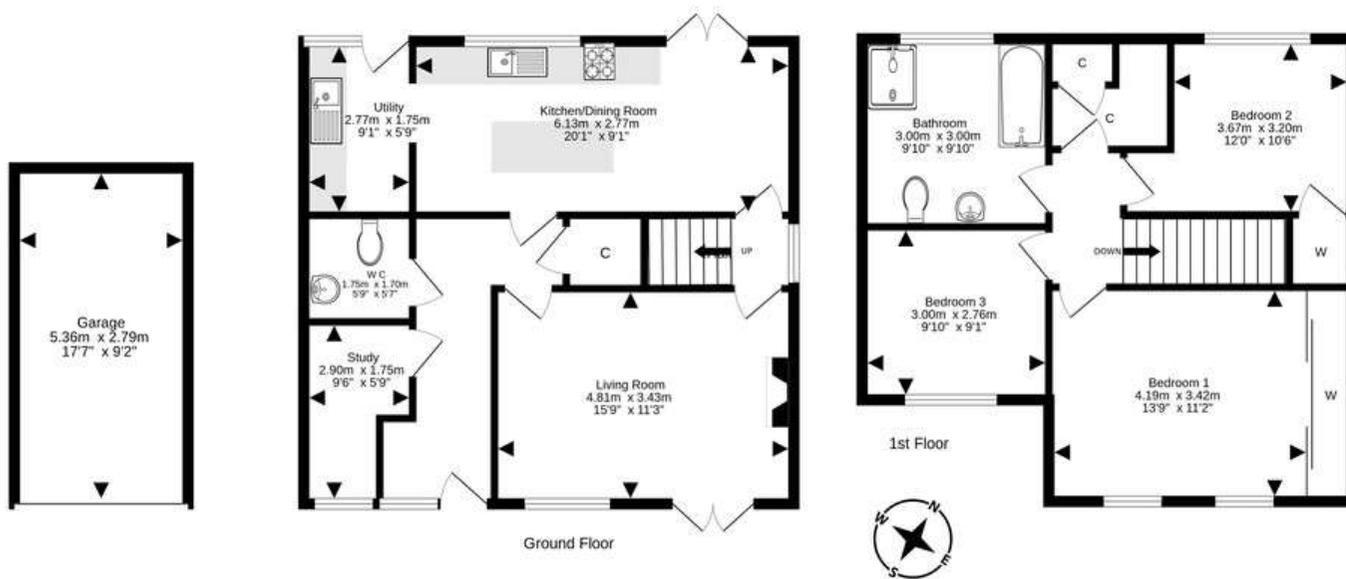
Extras

Included in the sale are light fittings, window coverings, fire surround with electric fire, washing machine, under counter freezer and bar stools. By separate negotiation the fridge/freezer, tumble dryer, dining table and benches are available.

Price & Viewings

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

