

# 198B Church Street

TRANENT, EAST LoTHIAN, EH33 1BL



*SPACIOUS ONE BEDROOM FLAT IN  
THE POPULAR TOWN OF TRANENT*



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McEwan Fraser Legal is delighted to present this spacious one-bedroom first-floor flat, situated in the popular East Lothian town of Tranent.

Inside, the property comprises of a living room that is bright and spacious with ample space for free-standing furniture arrangements. There is a fully equipped kitchen which is accessed off the lounge area. The kitchen is fully equipped with induction hob and white goods and is well proportioned for the flat.

There is one main bedroom, a generous double bedroom with built-in wardrobes and space for additional furniture or a desk for home office. The flat is well equipped with a fully fitted three-piece shower room accessed off the main hall within the flat.

In addition to this, the house benefits from gas central heating, double-glazed windows, and free on-street parking. In addition, the property has a half share of the rear garden.

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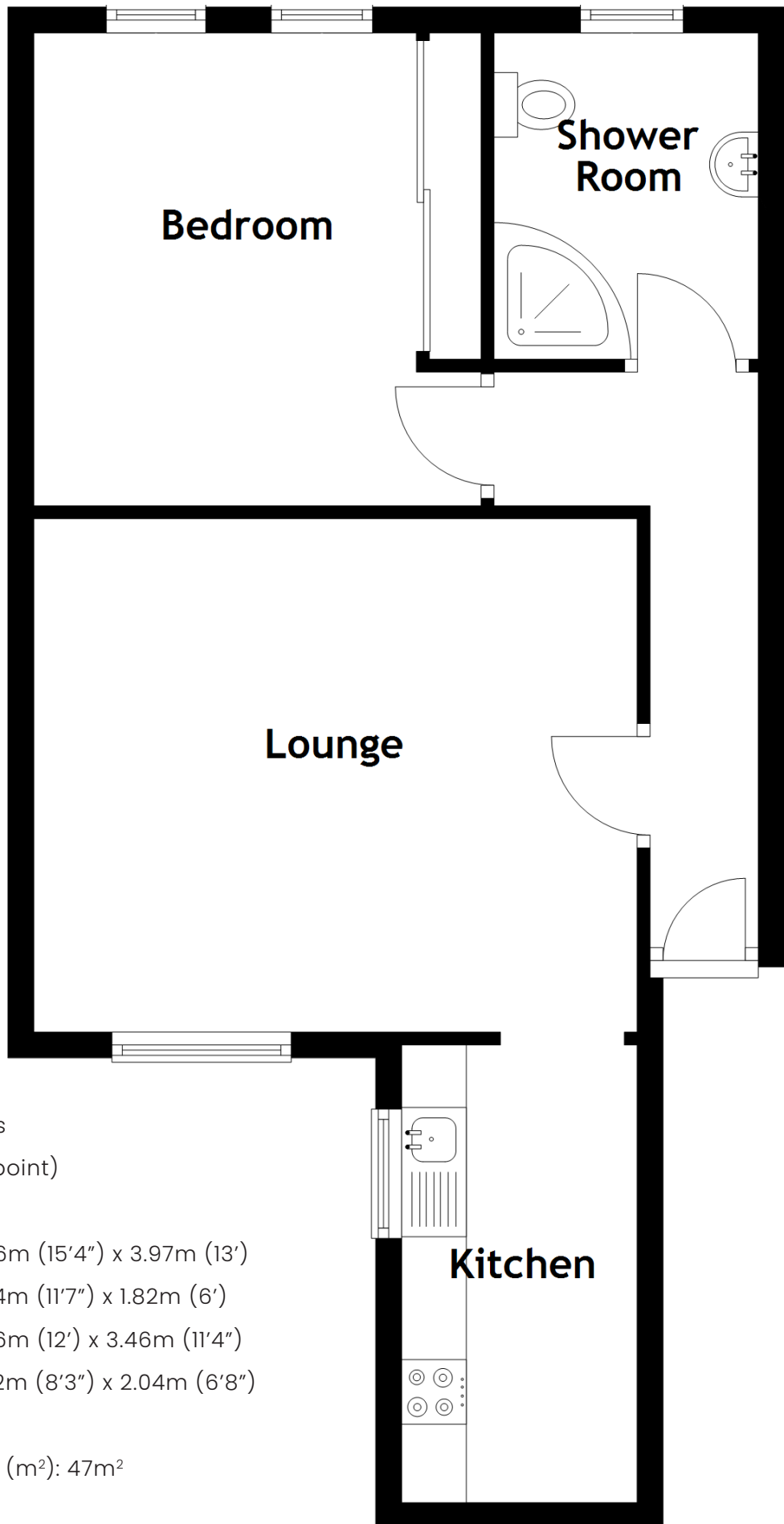












Approximate Dimensions

(Taken from the widest point)

|             |                             |
|-------------|-----------------------------|
| Lounge      | 4.66m (15'4") x 3.97m (13') |
| Kitchen     | 3.54m (11'7") x 1.82m (6')  |
| Bedroom     | 3.66m (12') x 3.46m (11'4") |
| Shower Room | 2.52m (8'3") x 2.04m (6'8") |

Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup>

EPC Rating: D









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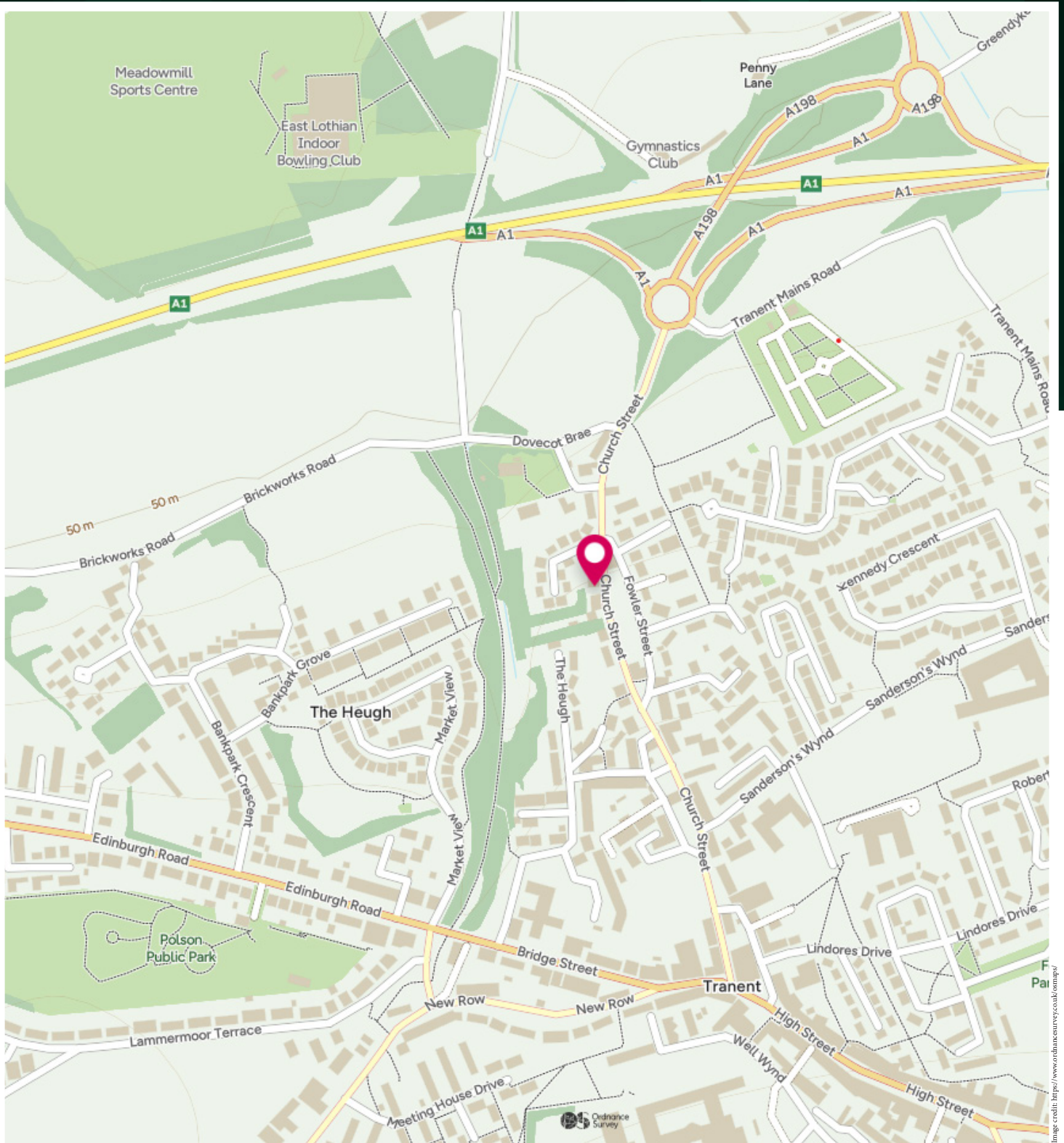
Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses.

The town itself has a well-established High Street with a choice of banks, ample shops and amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail complex in Newcraighall which provides a wealth of major stores. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.

Tranent's popularity with commuters is in part due to excellent bus services operating to and from the City Centre and many surrounding areas along with a network of roads leading to the City Centre which is approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh.

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# McEwan Fraser Legal

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