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TRANENT, EAST LoTHIAN, EH33 2AP



Spacious four-bedroom detached family home in Tranent, East Lothian



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McEwan Fraser Legal is delighted to present this spacious four-bedroom detached family home in the popular East Lothian town of Tranent.

THE LIVING ROOM



Inside, the property comprises a spacious living room which is generously proportioned and offers an array of options for furniture configurations.

THE KITCHEN/DINER



The fully equipped open plan kitchen/dining room has a hob, fan oven and freestanding white goods. The dining area is flooded with natural light from the sliding doors to the rear garden. Off the kitchen, there is also a utility room which gives access to the downstairs WC.



THE UTILITY & WC





There are four bedrooms, from the master bedroom with an en-suite to bedroom four, all of which are double in size and benefit from integrated storage. The family bathroom is fitted with a three-piece modern bathroom suite, and the en-suite shower room in the master bedroom is modern and well-proportioned.

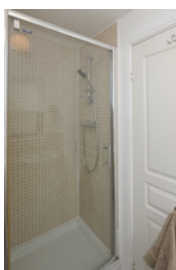
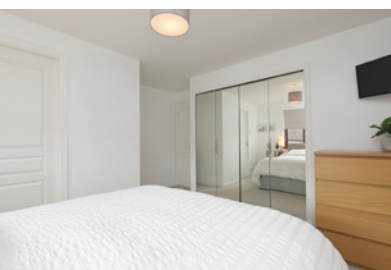
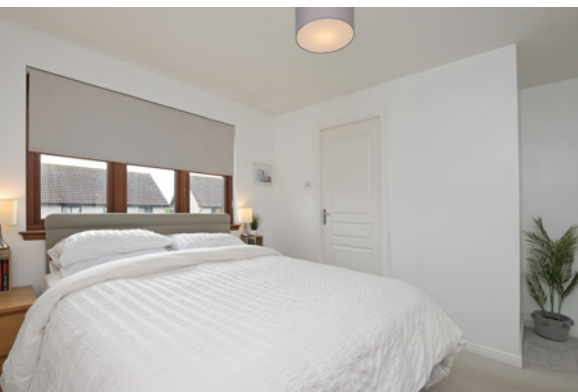
THE BATHROOM



BEDROOM 1



the en-suite shower room in the master bedroom is modern and well-proportioned



BEDROOM 2



BEDROOM 3



BEDROOM 4

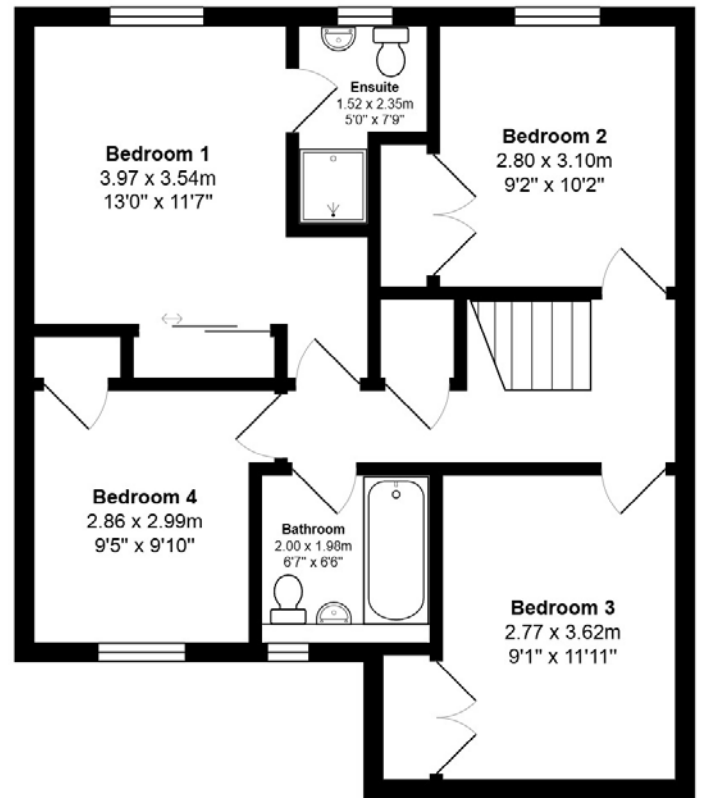
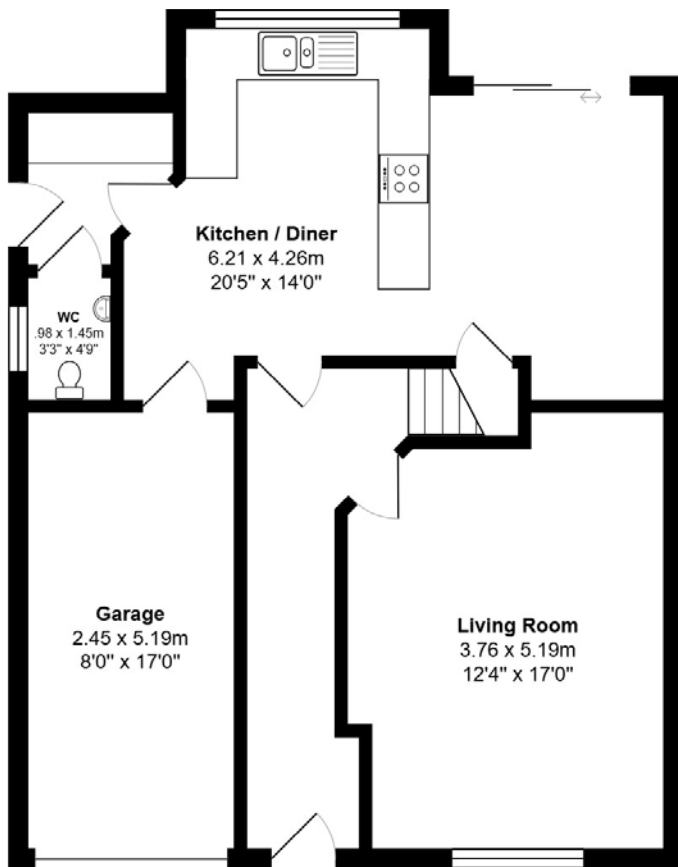


In addition, the property includes a double driveway, single garage, gas central heating, private front and rear gardens and modern double glazed windows, making for a cosy and cost-effective home, year-round.

EXTERNALS

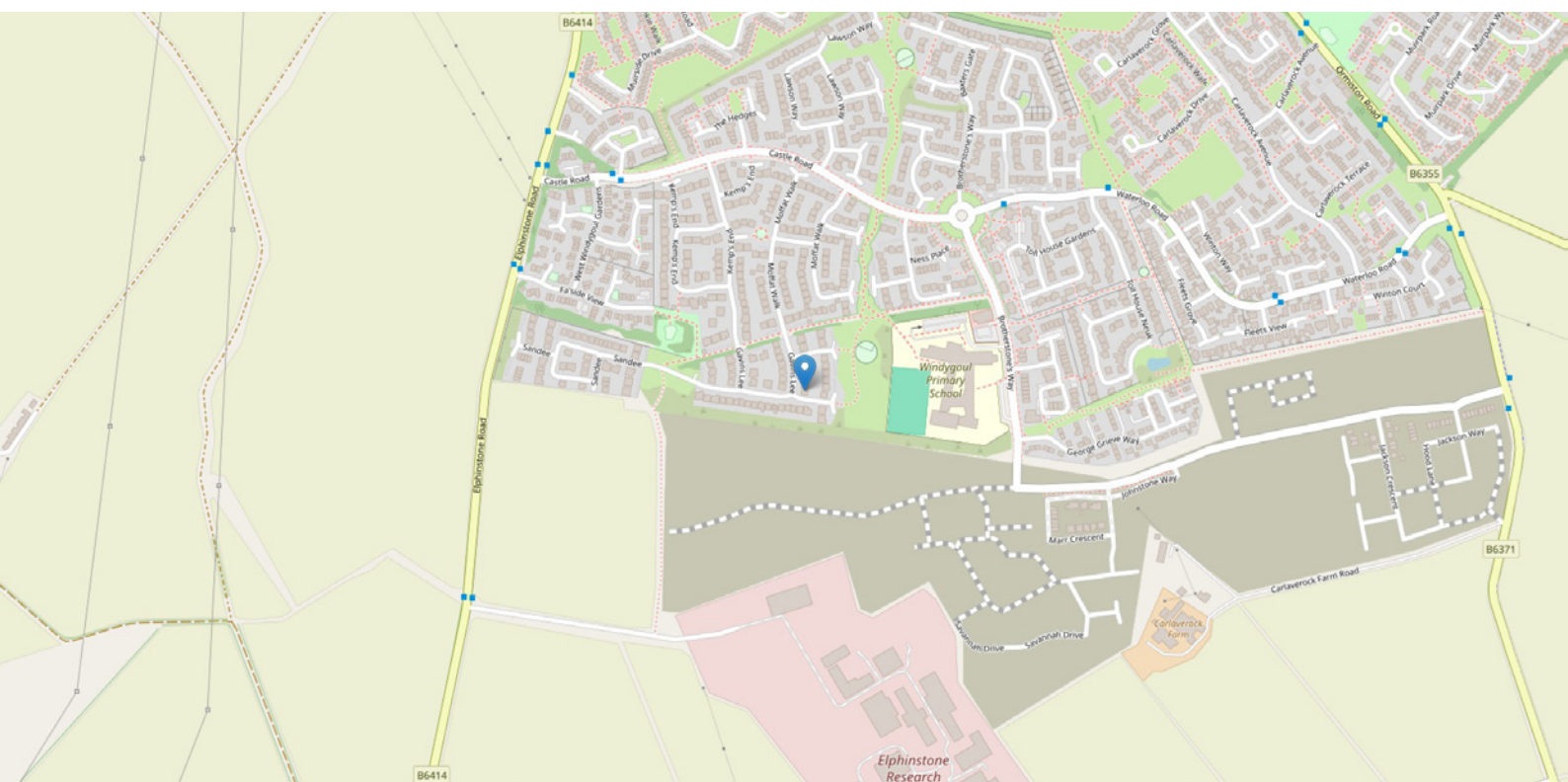


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 116m² | EPC Rating: C



THE LOCATION

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.





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. Within the town, there is a range of schools for all ages and several leisure facilities, including a swimming pool.



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