

132 Church Street

TRANENT, EAST LoTHIAN, EH33 1BL



*SPACIOUS THREE-BEDROOM DETACHED HOME
IN THE EAST LoTHIAN TOWN OF TRANENT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Part Exchange available. Mcewan Fraser Legal is delighted to present this three-bedroom detached family home in East Lothian's town of Tranent.

Internally the property briefly comprises of a generously proportioned lounge, which is flooded by natural light and flows into the kitchen dining room. The high spec kitchen/diner is bright and spacious and finished to a high standard with a solid granite, high quality worktop, integrated appliances including a dishwasher, washing machine and fridge freezer and excellent storage space. This kitchen is somewhere a family could enjoy, with bi-fold doors out into the private back garden.









The property benefits from a shower room, which is situated on the ground floor. The master bedroom also has direct access from the bedroom into this shower room with Jack and Jill doors. There are three double bedrooms in the property, the master on the ground floor, and the other two are situated upstairs. There is a three-piece bathroom on the first floor finished to a high standard.

Access to the first floor is from the kitchen. It is worth noting that all the bedrooms have built-in wardrobes.



Bedroom 1





Bedroom 2

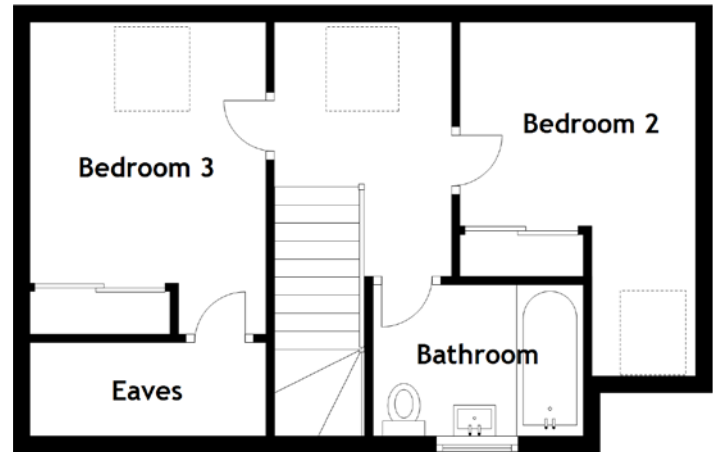
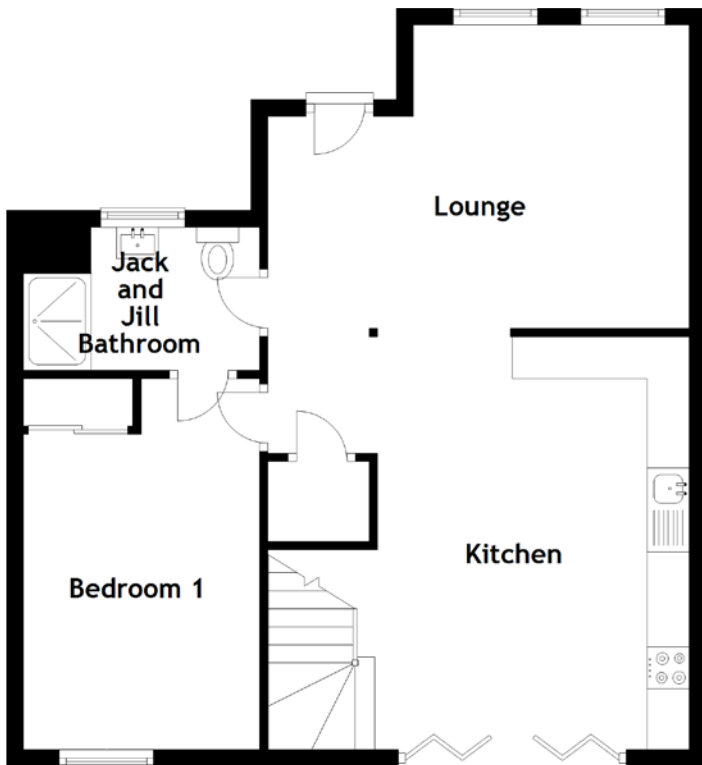




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.60m (11'10")
Kitchen	4.90m (16'1") x 3.70m (12'2")
Bedroom 1	4.40m (14'5") x 2.80m (9'2")
Jack and Jill Bathroom	3.00m (9'10") x 1.70m (5'7")
Bedroom 2	4.20m (13'9") x 2.80m (9'2")
Bedroom 3	3.70m (12'2") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 1.80m (5'11")

The property also benefits from solar panels installed to reduce electricity costs, a double driveway, a large private back garden, as well as an excellent summer house, situated at the top of the back garden which would make for an excellent work-from-home space with power and ethernet cables, ensuring a warm and well-connected office/ additional living space.

Viewing of the property is highly recommended.

The house shown in the images is the first completed home in this development. The second house will be completed and ready to move into in Jan/Feb 2024



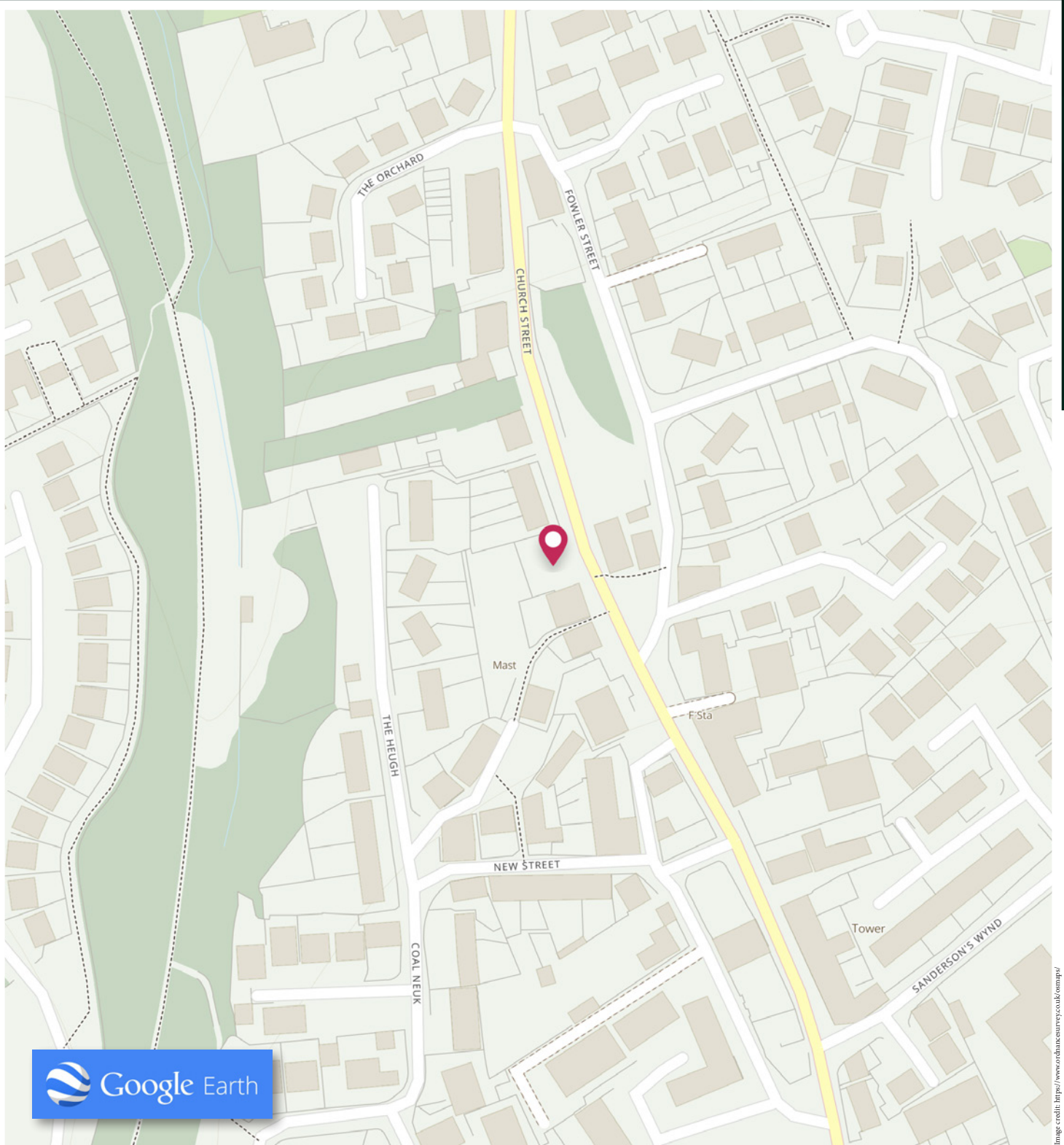


Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses.

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 are a range of schools for all ages and several leisure facilities including a swimming pool.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.