

3 Elphinstone Tower Cottages

ELPHINSTONE, TRANENT, EAST LoTHIAN, EH33 2LZ



Charming three-bedroom mid-terrace cottage in excellent condition and offers superb views over the surrounding countryside



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McEwan Fraser is delighted to present this charming three-bedroom mid-terrace cottage to the market. Presented in excellent condition and offers superb views over the surrounding countryside, the property forms part of a small terrace of traditional cottages that were extensively modernised in 2014 and 2015. Particular features include solar panels and a battery system, dedicated parking, private front and rear gardens, a further private piece of land, wet electric heating, and double glazing.

THE LIVING ROOM



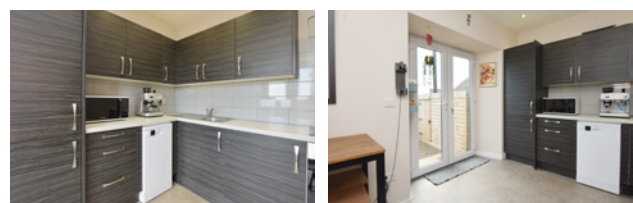
The accommodation is focused on a beautiful living room with neutral décor, timber flooring, French doors opening onto a fully enclosed rear garden, and a contemporary multi-fuel stove which create a lovely focal point for the room. This is a versatile space and a new owner will have the flexibility to create their ideal entertaining space

THE KITCHEN



The contemporary kitchen boasts a generous range of base and wall-mounted units set against a tiled splashback. The units offer plenty of prep and storage space alongside a range of integrated and freestanding appliances. The kitchen also has space for a breakfast table and French doors opening to the front garden.

There are two bedrooms on the ground floor. Bedroom two is a neutrally decorated double which currently has extensive fitted wardrobes. Bedroom three is a well-proportioned single which would make an ideal home office or nursery.



BEDROOM 2



BEDROOM 3



THE SHOWER ROOM



The ground floor accommodation is completed by a large storage cupboard and a stylish shower room.

Climbing the stairs you find a further double bedroom and a bathroom complete with the three-piece white suite.



BEDROOM 1



THE BATHROOM



Externally the property has an enclosed and low-maintenance front garden that has a picnic bench and a timber storage shed. The rear garden, boasting a mature lawn and patio area, has a gate opening to the residents' carpark. Across the carpark, the property has an extensive piece of enclosed ground which could be used as a further ornamental garden.

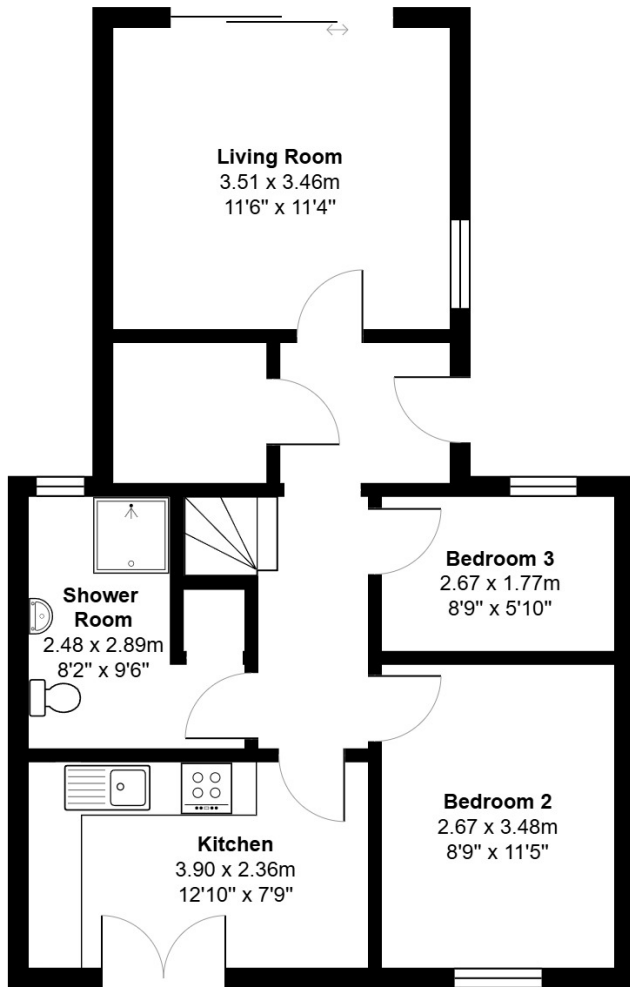
This is a charming property in a wonderful semi-rural setting. Viewing will be essential to fully appreciate all it has to offer.

EXTERNALS & VIEW

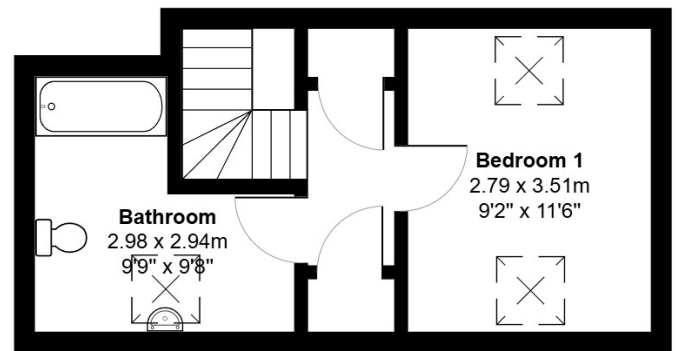




FLOOR PLAN, DIMENSIONS & MAP

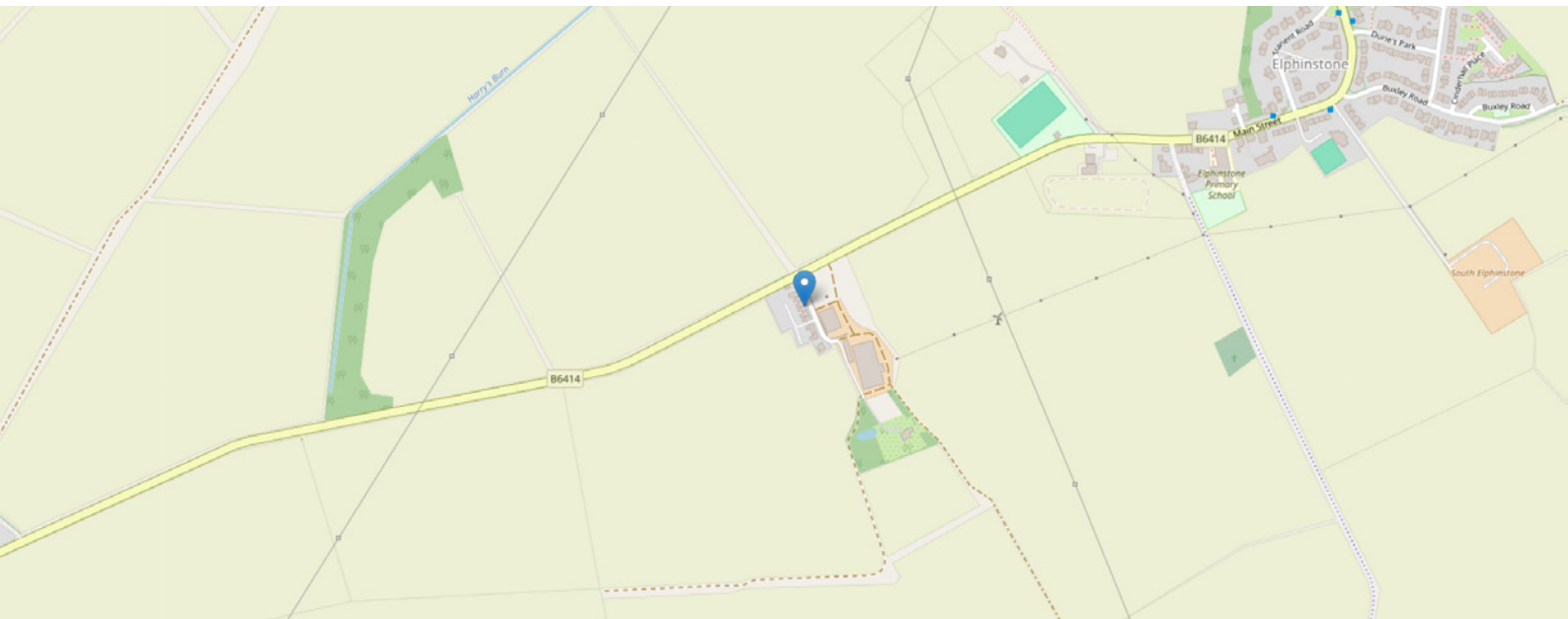


[CLICK HERE TO
VIEW DRONE VIDEO](#)



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m²
EPC Rating: E



THE LOCATION

The property is situated in a rural setting close to the edge of Elphinstone, a charming East Lothian village close to Tranent. The village has a good range of local amenities and easy access to the A1 which make it ideal for commuters.





The nearby towns of Tranent and Musselburgh offer more extensive retail and leisure opportunities including many supermarkets, doctor's surgeries, a leisure centre, and libraries, whilst Fort Kinnaird and Straiton retail parks have an extensive range of major high street names, restaurants, and a multi-screen cinema.



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