

# 3 Carlaverock Close

TRANENT, EAST LoTHIAN, EH33 2PP



*Well-presented two-bedroom mid-terraced home in East Lothian, viewing is highly recommended*



0131 524 9797



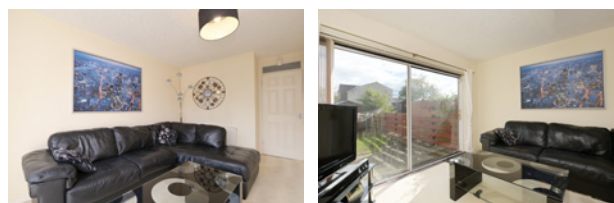
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McEwan Fraser Legal is delighted to present this well-presented, stylish two-bedroom mid-terraced villa with an open aspect to the rear. It is set in a quiet street within the popular East Lothian town of Tranent and is in move-in condition. The property is close to many local amenities and is perfect for a first-time buyer or young family.

# THE LIVING ROOM



The accommodation comprises on the ground floor a light and airy living room with patio doors leading to the fully enclosed rear garden and a stylish fully fitted kitchen including a cooker and cooker hood.

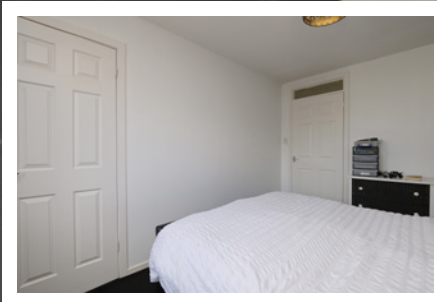
# THE KITCHEN





Carpeted stairs lead to the upper floor with two bedrooms (one double bedroom with fitted storage and one single bedroom), and a partially tiled bathroom with an electric shower over the bath.

# BEDROOM 1



# BEDROOM 2 & THE BATHROOM



The property benefits from gas central heating and double glazing. The front of the property has a lovely garden with a small patio area and to the rear is a fully enclosed garden with with gate leading to the fields beyond. There is a dedicated parking space as well as ample on-street parking. Viewing is highly recommended!

# EXTERNALS





# 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.







Trant'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.



# McEwan Fraser Legal

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Part  
Exchange  
Available



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