

# 20 Muirpark Terrace

TRANENT, EH33 2AS



*Two-bedroom, semi-detached bungalow in the heart of Tranent*



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Welcome to a beautifully refurbished two-bedroom, semi-detached bungalow in the heart of Tranent, where modernity meets classic charm.

# THE LIVING ROOM



This inviting cottage welcomes you with a bright and spacious open living room, perfect for gathering with loved ones.

# THE KITCHEN & UTILITY



The kitchen is a highlight, boasting a high standard of design with sleek, fitted units that provide both style and functionality.







The two double bedrooms offer comfortable sanctuaries, ideal for both rest and relaxation. The modern three-piece bathroom suite is a testament to practicality and contemporary living, featuring clean lines and a refreshing ambience.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2





What truly sets this property apart is its expansive garden. This outdoor space is a canvas for your outdoor activities, gardening ventures, or simply basking in the fresh air. It's a haven for nature enthusiasts and those who relish al fresco dining.

Situated in Tranent, you'll be part of a welcoming community with convenient access to local amenities, schools, and transportation links. This refurbished cottage seamlessly combines timeless allure with contemporary comfort, offering a unique living experience.

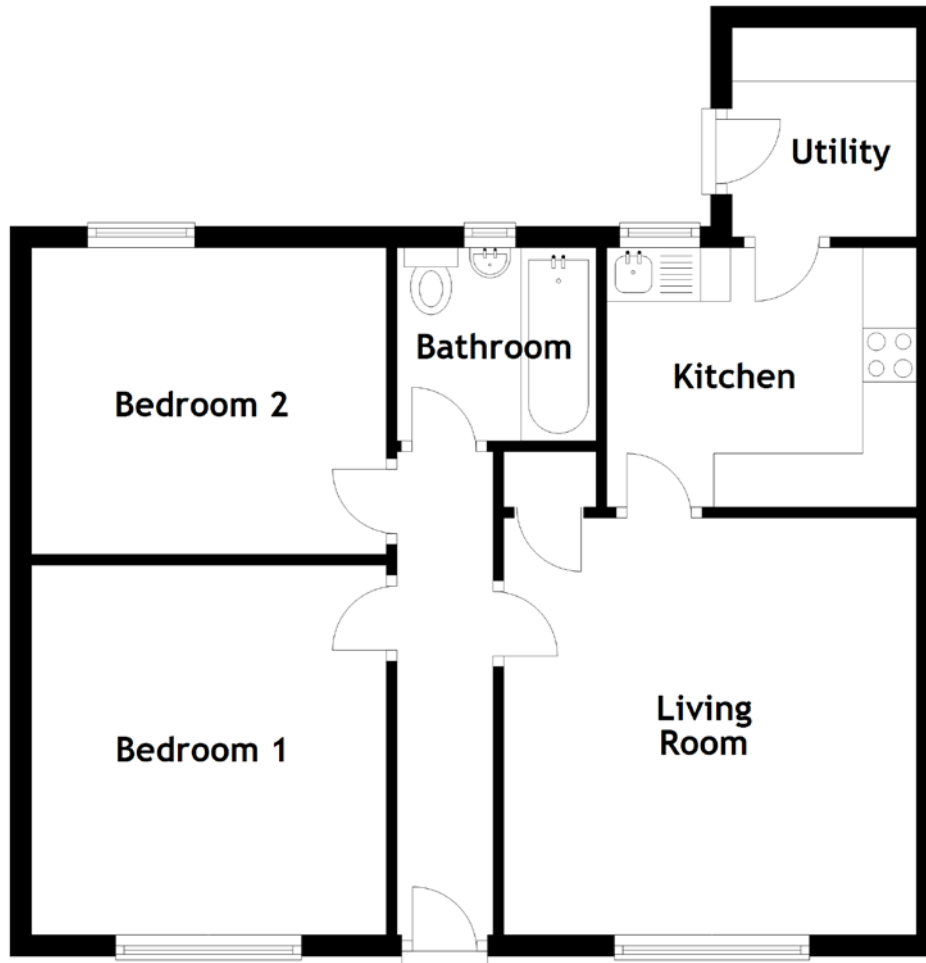
This cottage embodies the Tranent lifestyle, offering a warm and character-rich home. Don't let this opportunity slip away. Contact us today to arrange a viewing and discover the comfort and charm this cottage has to offer.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

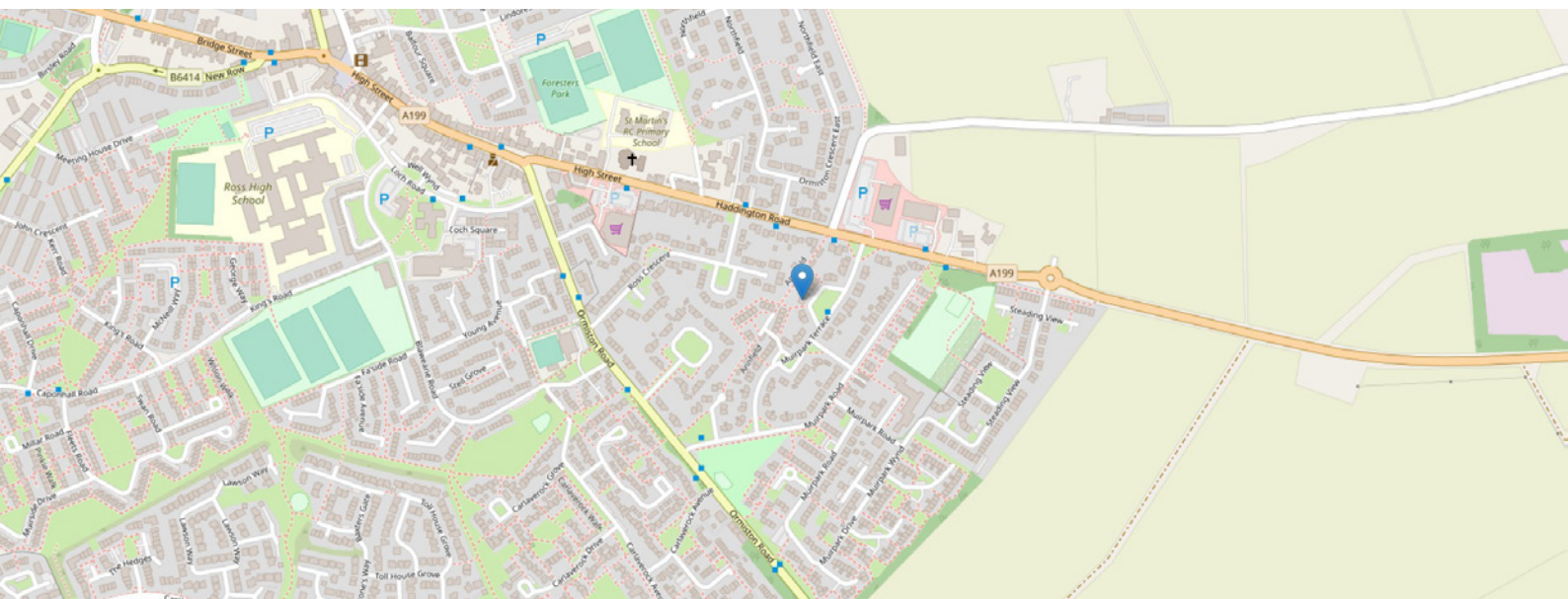


Approximate Dimensions  
(Taken from the widest point)

Living Room 3.89m (12'9") x 3.85m (12'8")  
 Kitchen 2.89m (9'6") x 2.42m (7'11")  
 Utility 1.95m (6'5") x 1.72m (5'8")

Bathroom 1.86m (6'1") x 1.80m (5'11")  
 Bedroom 1 3.45m (11'4") x 3.31m (10'10")  
 Bedroom 2 3.31m (10'10") x 2.86m (9'5")

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>  
 EPC Rating: D





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



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