

# 3 Carlaverock View

TRANENT, EAST LOTHIAN, EH33 2PN



*Two-Bedroom Mid-Terrace House With Two-Car Driveway and Landscaped Gardens*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

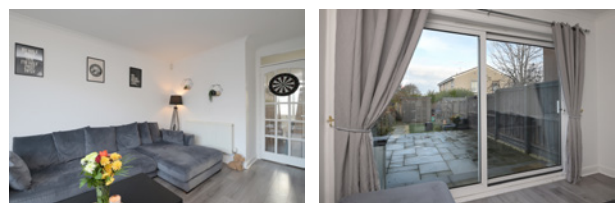


[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Welcome to this charming two-bedroom mid-terrace home situated in the sought-after area of Carlaverock View, Tranent. Perfect for first-time buyers, small families, or professionals, this property offers a blend of modern convenience and thoughtful design.

# THE LIVING ROOM



On the ground floor, you'll find a spacious and inviting living room, filled with natural light from the sliding doors that lead directly to the landscaped rear garden. Adjacent to the living area is the contemporary kitchen, fitted with an electric hob, oven, and a freestanding fridge/freezer, catering perfectly to your culinary needs.

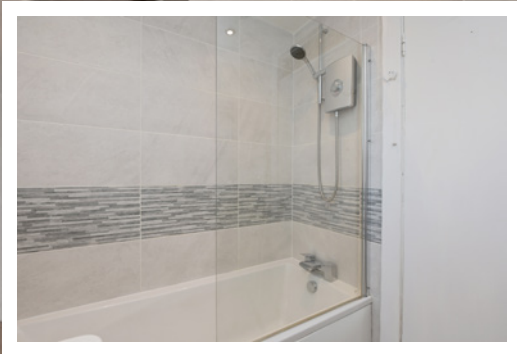
# THE KITCHEN





Upstairs, the property boasts a generously sized double bedroom with built-in wardrobes, offering ample storage space. The second bedroom, currently utilized as a home office provides versatility, making it suitable for a single bedroom, nursery, or study.

## THE BATHROOM



# THE BEDROOMS



The second bedroom, currently utilized as a home office provides versatility



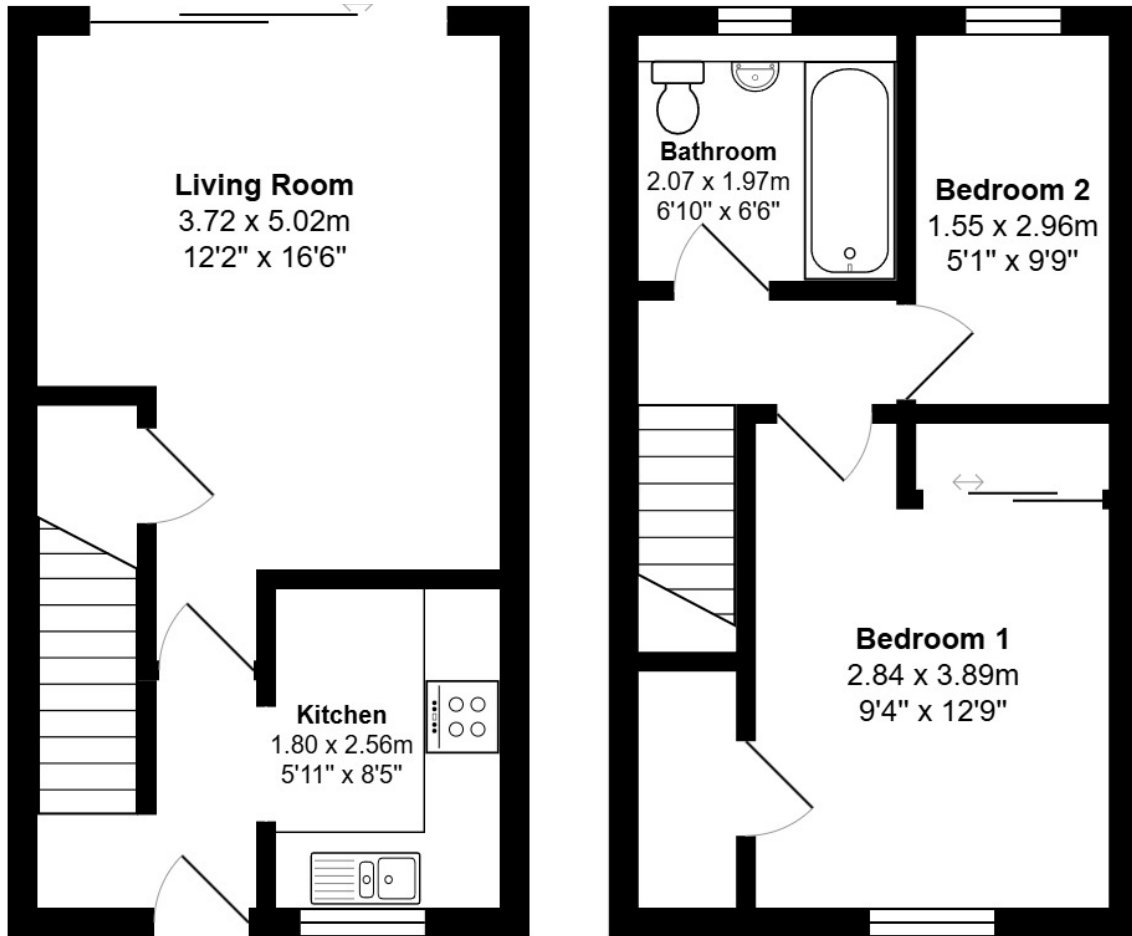
Additional features include a two-car driveway, ensuring convenient and secure off-street parking.

Located within a friendly neighbourhood, this property enjoys close proximity to local amenities, schools, and transport links, making it a practical and appealing choice for a variety of buyers. Don't miss the opportunity to make this delightful property your next home! Contact us today to arrange a viewing.

# EXTERNALS

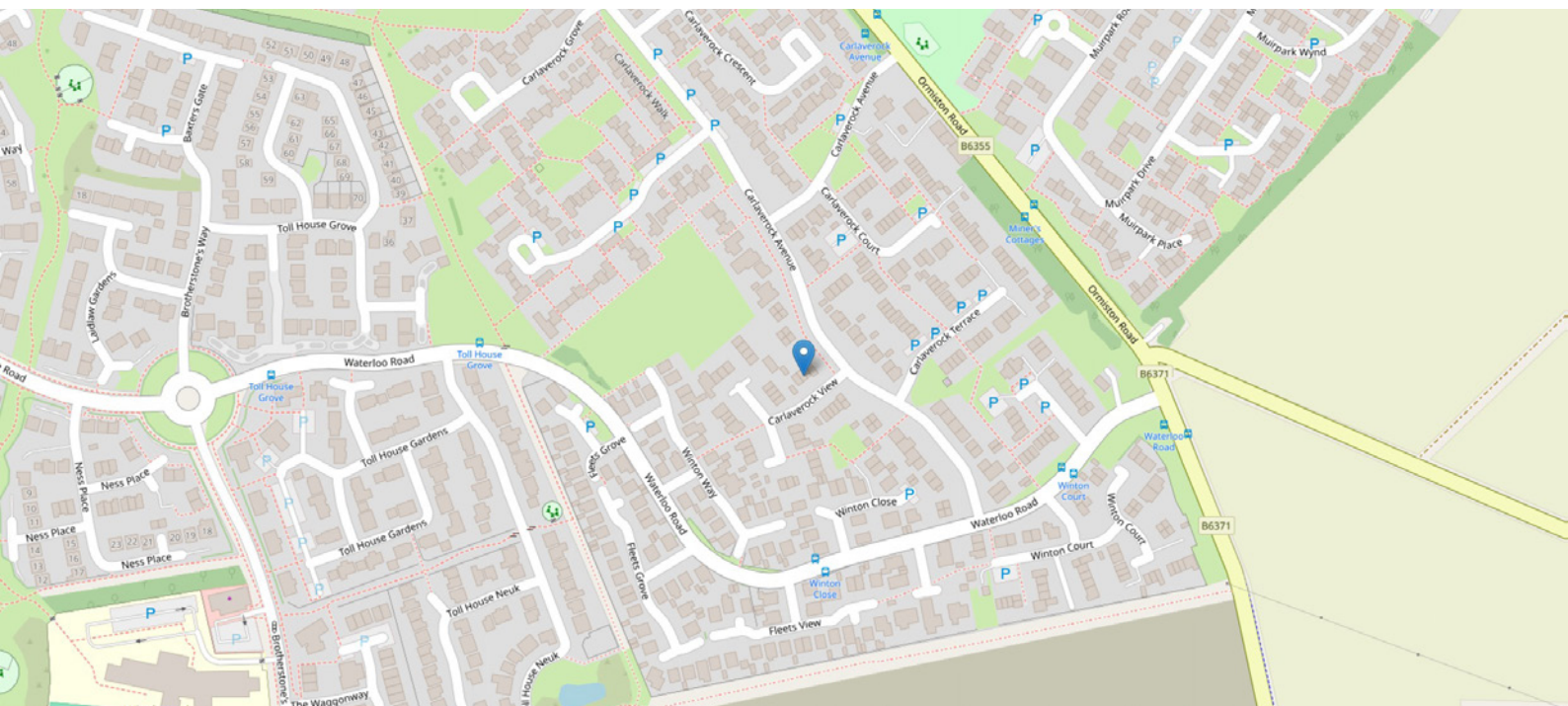


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup> | 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.







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

Solicitors & Estate Agents

Tel. 01506 537 100

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**ANDREW DARCY**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
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.