

242a Church Street

TRANENT, EAST LOTHIAN, EH33 1BW



*SPACIOUS TWO-BEDROOM SEMI-DETACHED
COTTAGE WITH GENEROUS LIVING SPACE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser is delighted to present this charming two-bedroom semi-detached cottage to the market. Occupying an excellent position on the northern edge of Tranent, the property offers the perfect balance of generous internal accommodation and excellent connectivity, with superb access to Edinburgh, East Lothian's beautiful coastline, and the region's renowned golf courses. Offering spacious, well-proportioned accommodation throughout, this attractive home will appeal to a wide range of buyers, including first-time purchasers, downsizers, investors, and those seeking an easily maintained home within commuting distance of the capital.

Internally, the accommodation is presented in good order and centres around a generous living and dining room, providing a bright and welcoming space with ample room for both relaxing and entertaining. The separate kitchen is well proportioned, offering an excellent range of storage and preparation space with further potential for a purchaser to personalise if desired. There are two generous double bedrooms, both offering comfortable accommodation and excellent flexibility, whether utilised as bedrooms, guest accommodation, or a home office. The accommodation is completed by a well-appointed bathroom.







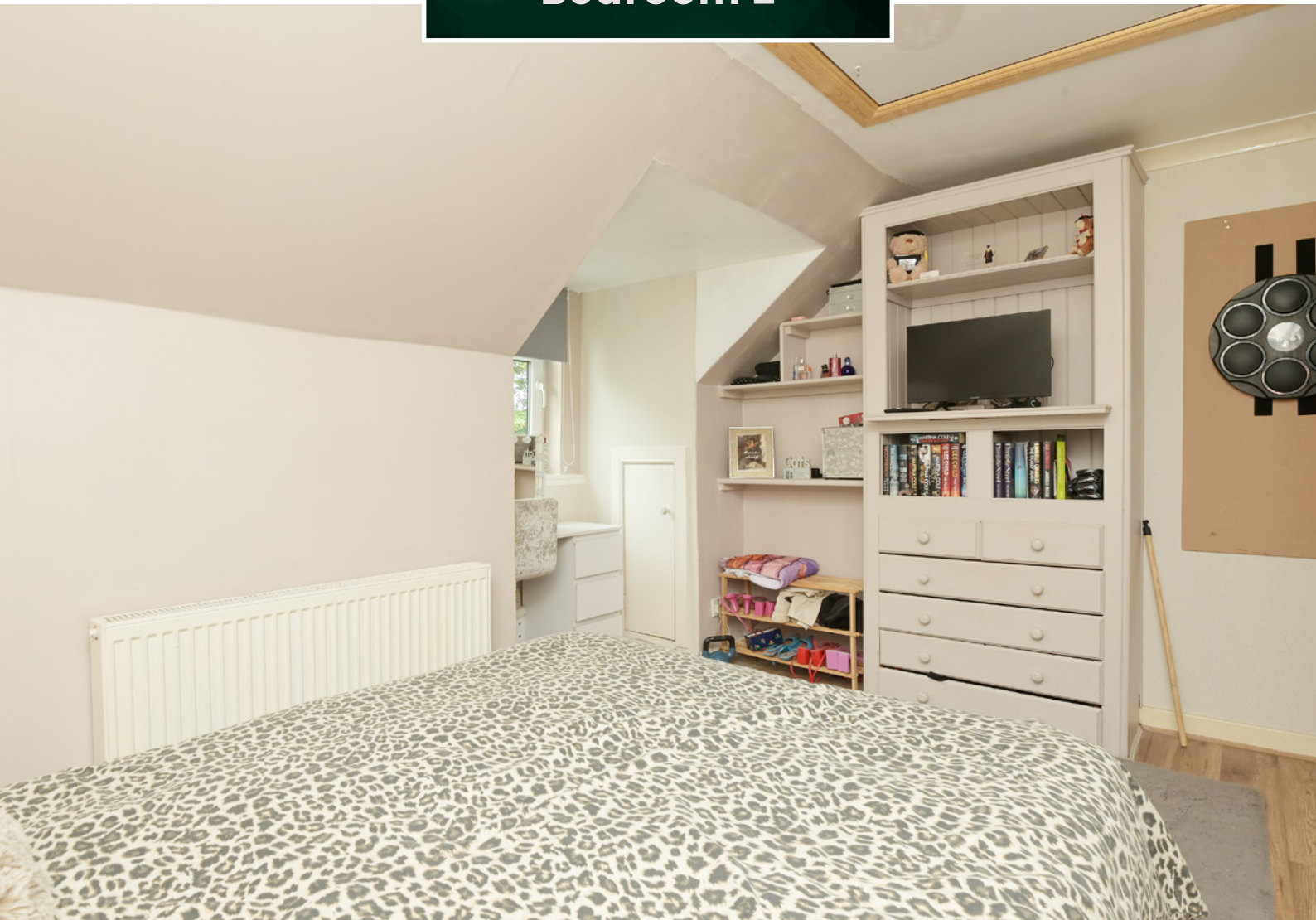


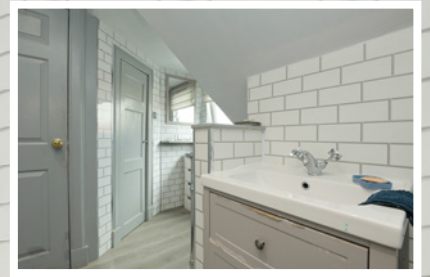
Bedroom 1

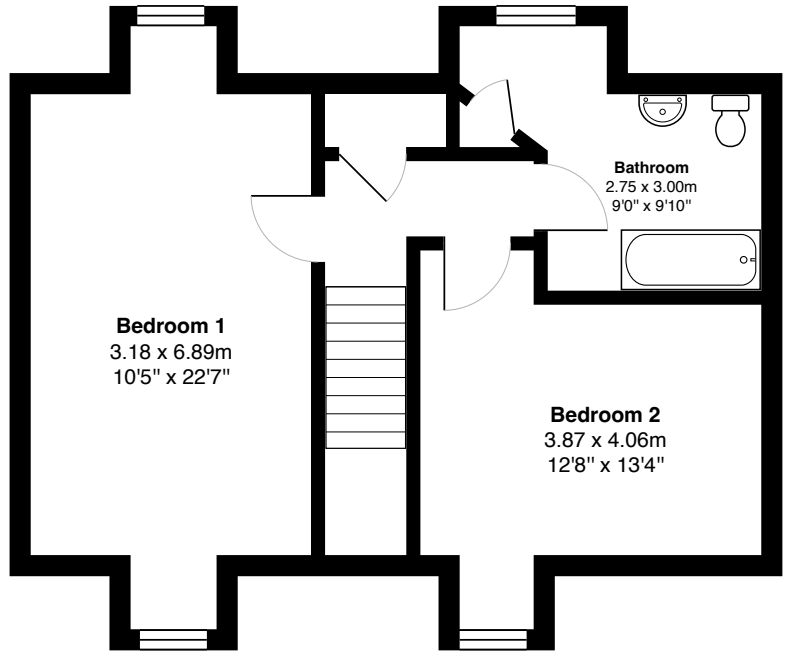
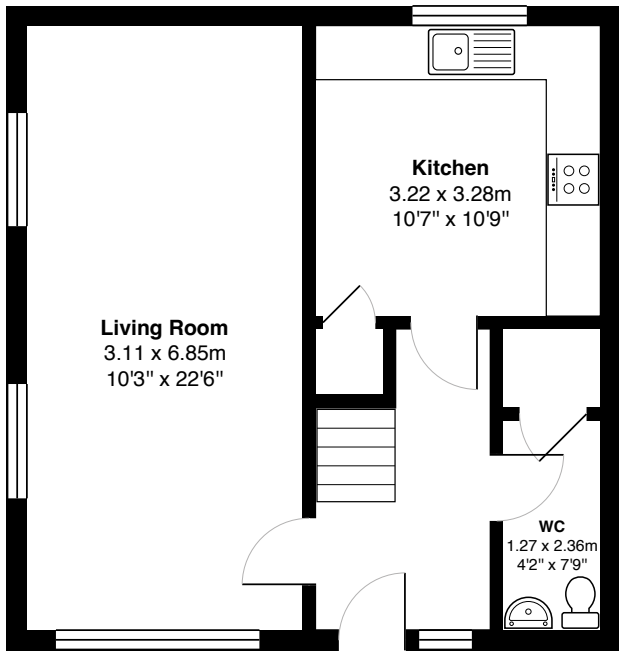




Bedroom 2







Gross internal floor area (m²): 91m²

EPC Rating: C



Externally, the property enjoys a neat west-facing rear garden, perfectly positioned to make the most of the afternoon and evening sunshine. Designed for ease of maintenance, the garden features a decked seating area that provides an ideal setting for outdoor dining, or simply relaxing at the end of the day. The summer house is kitted out as a bar. There is also a shared driveway with an allocated parking spot.

Further benefits include gas central heating, double glazing, and an excellent location that combines convenient transport links with easy access to the many leisure opportunities East Lothian has to offer.



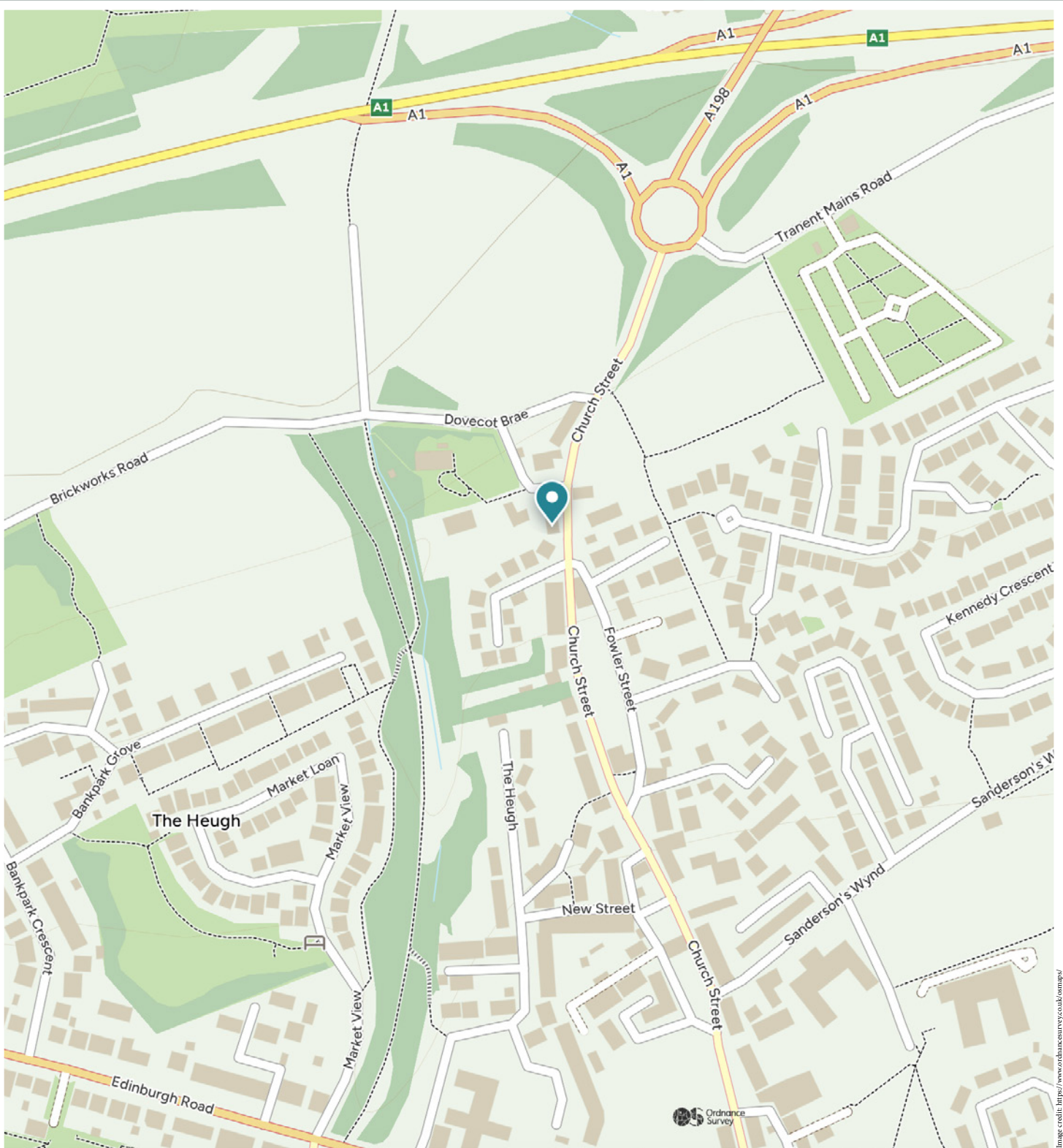


Situated on the northern edge of Tranent, 242a Church Street offers convenient access to town amenities and excellent commuter links. The nearby A1 provides swift connections to Edinburgh, the City Bypass, and the motorway network, while regular buses serve East Lothian and the capital. Prestonpans railway station is a short drive away, offering fast rail services to Edinburgh and beyond.

Everyday amenities, including supermarkets, shops, cafés, healthcare, schools, and leisure facilities, are close at hand. Fort Kinnaird Retail Park, with its high street retailers, restaurants, and cinema, is under 15 minutes by car.

East Lothian is renowned for its outdoor lifestyle, and the property is ideally placed to enjoy it. Beautiful beaches at Longniddry, Gullane, and North Berwick are within easy reach, alongside coastal walks, cycling routes, and the Lammermuir Hills. The area is Scotland's Golf Coast, featuring championship courses such as Muirfield, North Berwick, Gullane, Craighelaw, Kilspindie, Longniddry, Royal Musselburgh, and Dunbar Golf Club, making it perfect for enthusiasts. Whether you enjoy golf, walking, watersports, or coastal scenery, the area offers an exceptional quality of life.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



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