



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents  
 0131 524 9797

**46 Lawson Way**  
 TRANENT, EAST LOTHIAN, EH33 2QJ

46 Lawson Way



“...to acquire this spacious six bedroom detached townhouse making for an ideal family home, located within the popular East Lothian town of Tranent...”





An excellent opportunity has arisen to acquire this spacious six bedroom detached townhouse making for an ideal family home, located within the popular East Lothian town of Tranent. Internally this accommodation is in immaculate decorative order, while briefly consisting;

**Ground Floor:** entrance hallway with a two-piece WC with extractor fan, a bright and spacious lounge with a bay window, including access to the rear garden through double patio doors and an open plan kitchen/diner, fitted approx. 2015 while now benefiting from an integrated 4 hob, extractor hood, double oven/grill, fridge/freezer, dishwasher, washing machine, under-unit lighting and access to the side garden. There is also a home office, which was reconfigured from an integral garage approx. 2015 and provides optional use as a snug or additional double bedroom with a storage cupboard which also houses the boiler.

**First Floor:** landing with an airing cupboard, four spacious double bedrooms, three of which have built-in wardrobes and a four-piece, partially tiled family bathroom with a separate shower cubicle, a hand-held shower and an extractor fan.

**Second Floor:** master bedroom with a double built-in wardrobe and a three-piece, partially tiled en-suite shower-room with extractor fan. Finally, there is one further double bedroom which has four Velux windows, flooding the room with natural light.

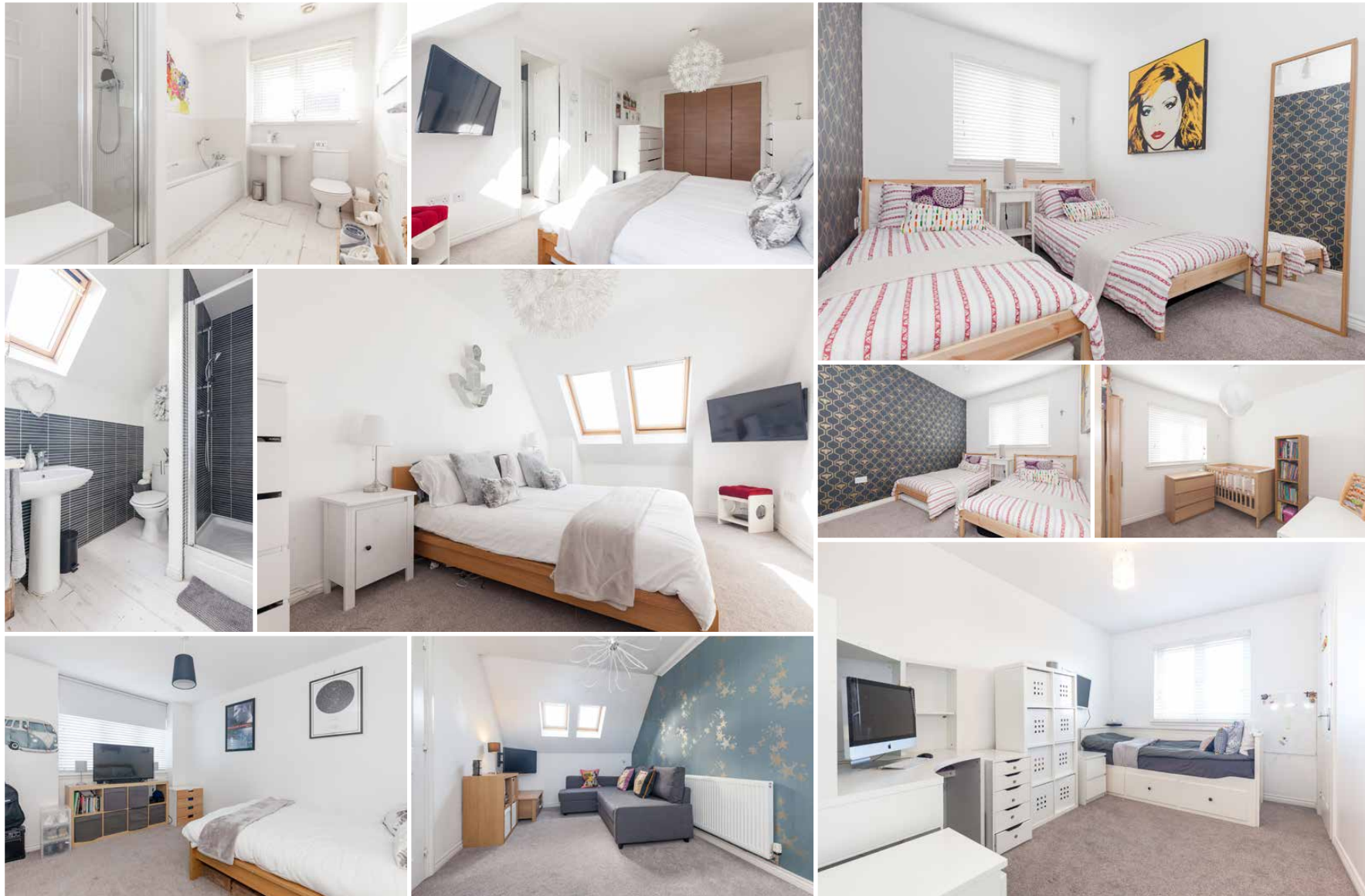
**Attic:** accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing, secure private garden grounds surrounding the property, including a double driveway to the front, allowing for secure off-street parking for up to two cars. There is also more than adequate unrestricted on-street parking to accommodate for visitors. Viewing of this property is highly recommended.



“...an open plan kitchen/diner, fitted approx. 2015 while now benefiting from an integrated 4 hob, extractor hood, double oven/grill, fridge/freezer, dishwasher, washing machine, under-unit lighting..”





Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	8.06m (26'5") x 2.86m (9'5")
Living Room	4.77m (15'8") x 4.35m (14'3")
Family Room	5.15m (16'11") x 2.57m (8'5")
Bedroom 1	5.02m (16'6") x 3.02m (9'11")
Bedroom 2	5.54m (18'2") x 2.64m (8'8")
Bedroom 3	4.06m (13'4") x 3.00m (9'10")
Bedroom 4	3.68m (12'1") x 2.60m (8'6")
Bedroom 5	3.90m (12'10") x 2.41m (7'11")
Bedroom 6	3.02m (9'11") x 2.80m (9'2")
Bathroom	2.80m (9'2") x 2.20m (7'3")
En-suite	1.95m (6'5") x 1.69m (5'7")
WC	1.89m (6'2") x 0.90m (2'11")

Gross internal floor area (m<sup>2</sup>): 172m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Selected light fittings and all fixtures and fittings, including; blinds, window shutters, curtains, carpets and fitted floor coverings.

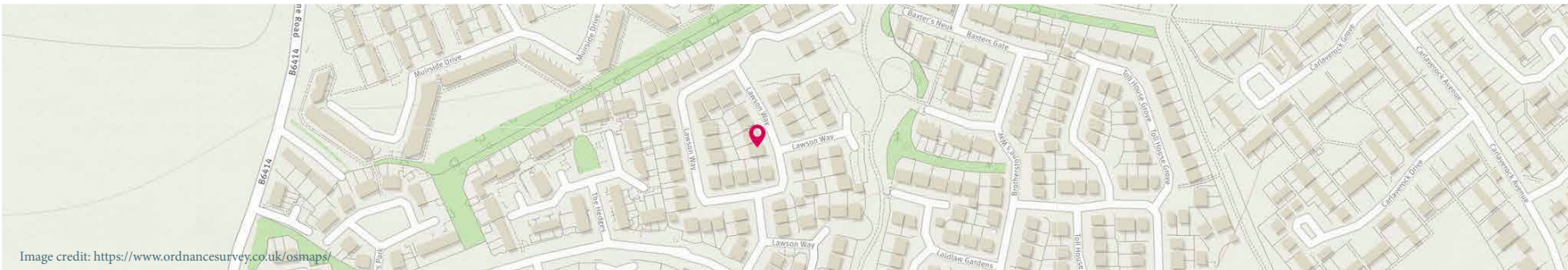
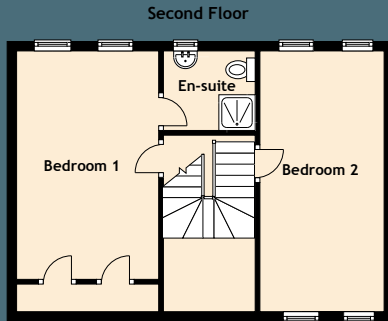
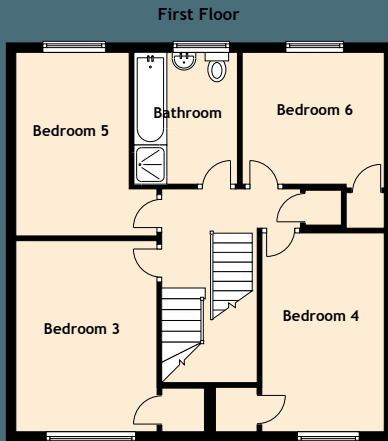
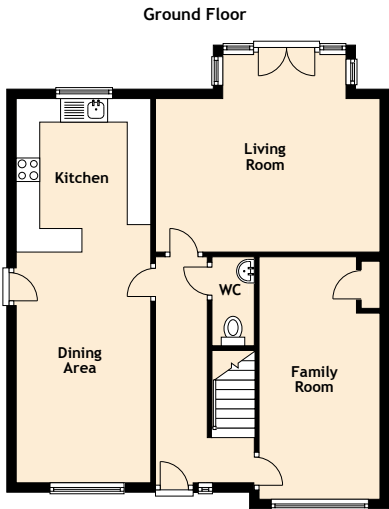


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**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.



Text and description  
**SEAN NICOL**  
 Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer