




McEwan Fraser Legal

Solicitors & Estate Agents

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79A Durie's Park

ELPHINSTONE, TRANENT, EAST LoTHIAN, EH33 2LH



Tranent

EAST LoTHIAN, EH33 2LH

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 has a well-established high street with a choice of banks, Post Office, ample shops and amenities including a grocery store and an American style ice cream parlour. 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 ten miles away.

Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are several leisure facilities including a swimming pool.

Within a short walk from the property itself is Windygoul Primary School as well as several bus links, cementing this developments popularity with families





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An excellent opportunity has arisen to acquire this unique three bedroom detached house, making for an ideal family home, while being well located within the East Lothian village of Elphinstone. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of;

Ground Floor: entrance hallway, an open plan, dual aspect lounge/diner which benefits from a featured fireplace, a floor-to-ceiling window and an under-stair storage cupboard.

The fully fitted, partially splash backed kitchen has under-unit lighting and the utility room has a heated towel rail and leads into the family room, forming a garage conversion and offering optional use as a home office or play room.

The three piece, partially tiled and partially splash backed shower-room benefits

from a chrome heated towel rail and an extractor fan.

First Floor: landing with a Velux window and two large storage cupboards and three double bedrooms, two of which have treble built-in wardrobes and dressing areas.

The three-piece, partially splash backed family bathroom also benefits from a chrome heated towel rail.

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

This property also benefits from gas central heating, full double glazing, private garden grounds to the front and side of the property, which takes full advantage of its corner plot.

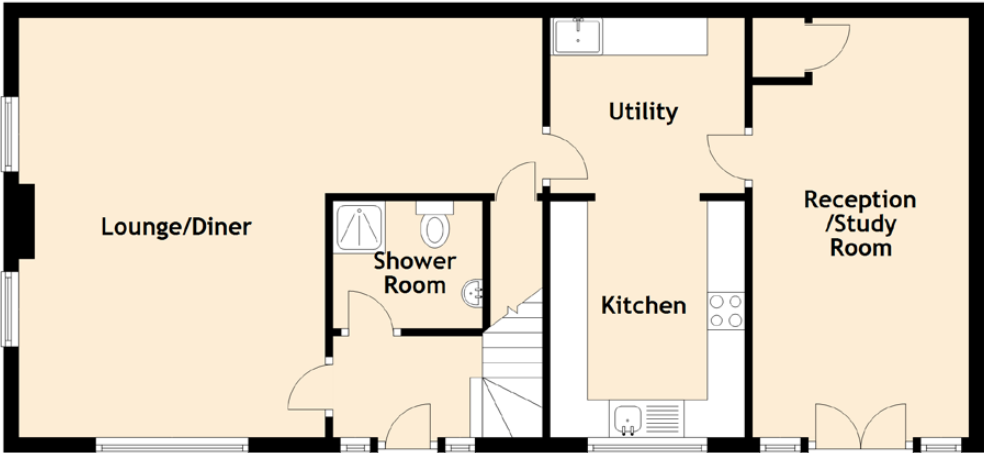
There is more than adequate on-street parking to accommodate for residents and visitors alike.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.00m (23') x 5.60m (18'4")
Kitchen	3.00m (9'10") x 2.60m (8'6")
Utility	2.60m (8'6") x 2.35m (7'9")
Reception/Study Room	5.60m (18'4") x 2.90m (9'6")
Bedroom 1	5.60m (18'4") x 4.50m (14'9")
Bedroom 2	5.60m (18'4") x 4.60m (15'1")
Bedroom 3	2.85m (9'4") x 2.70m (8'10")
Bathroom	2.85m (9'4") x 1.70m (5'7")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 141m² | EPC Rating: C

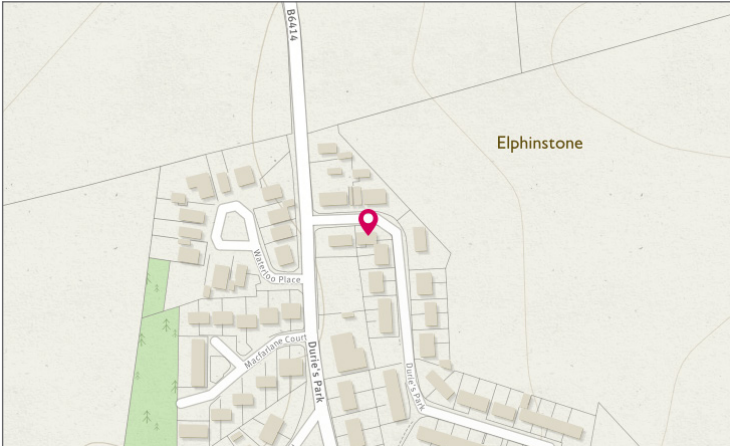
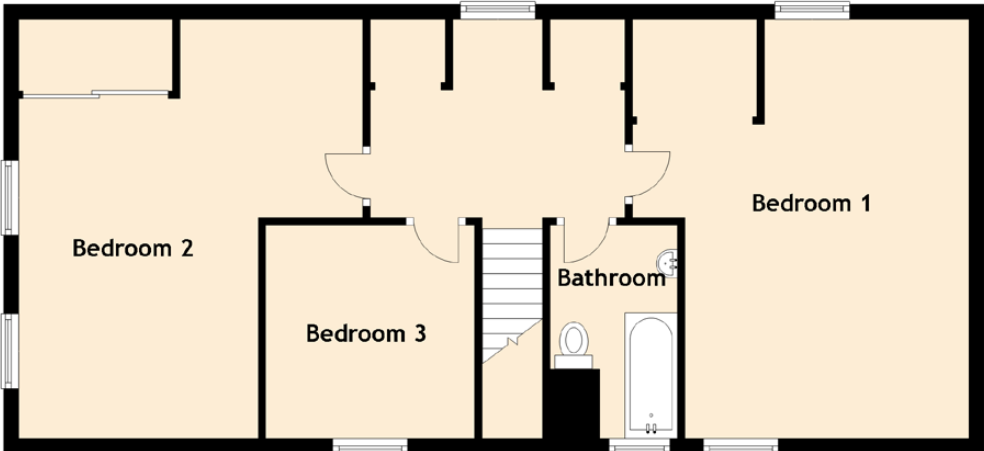


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