

# 36 Carlaverock Drive

TRANENT, EH33 2EE



*Beautifully presented and upgraded 3-bedroom  
semi-detached villa set in a quiet street*



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Beautifully presented and upgraded 3-bedroom semi-detached villa set in a quiet street in the popular East Lothian town of Tranent. This property has been upgraded throughout and is in move-in condition, it would make a lovely family home, close to local amenities and schools.

# THE LOUNGE



On the ground floor the accommodation consists of a spacious lounge with double windows and French doors to the front garden. The stylish modern kitchen is fitted with integrated appliances including hob, dishwasher, microwave and oven, and has access to the rear garden. A three-piece shower room completes the ground floor.



# THE KITCHEN





# THE SHOWER ROOM







On the upper floor there are three excellent double bedrooms, the master with double fitted wardrobes and there is a cupboard in bedroom 2. A second three-piece shower room completes the upper floor.

## BEDROOM 1





# BEDROOM 2





# THE SHOWER ROOM



The property benefits from gas central heating and double glazing. Included in the sale are all fitted floor coverings, light fittings, curtains and blinds.



To the front is a lovely garden laid to lawn, and to the rear is slabbed and has two large sheds.

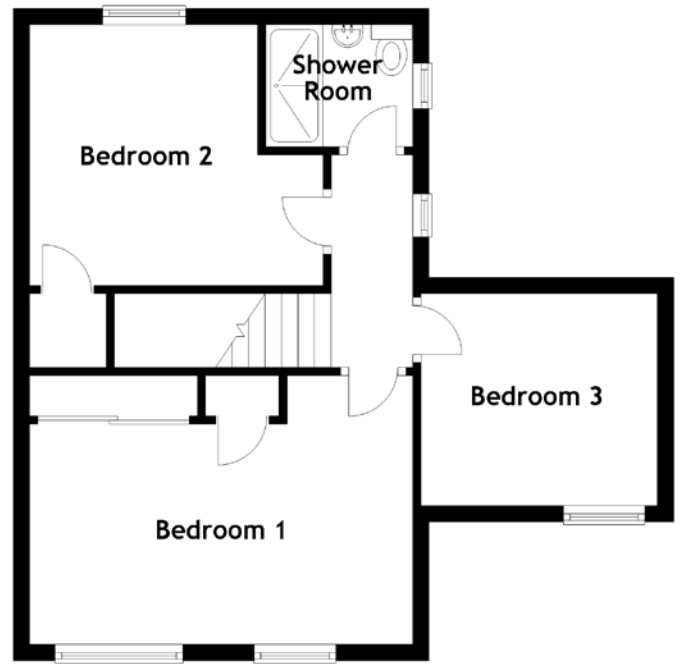
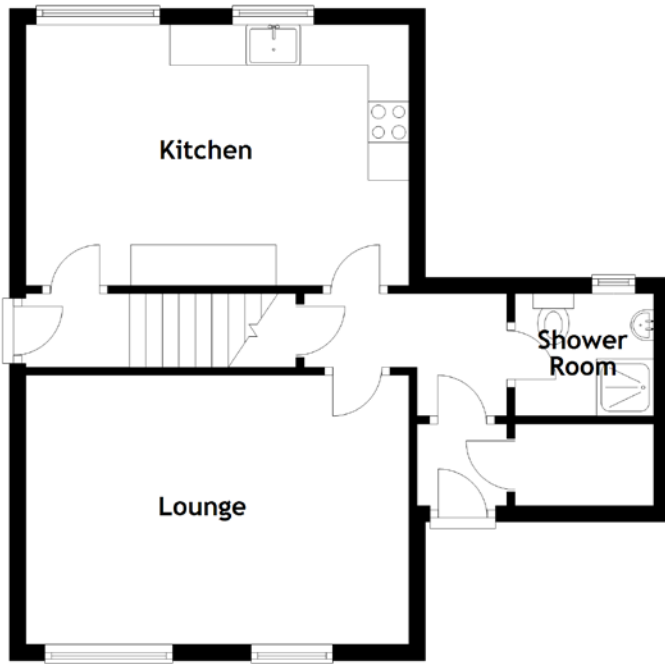
There is a garage and residents' parking nearby. Viewing highly recommended!

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

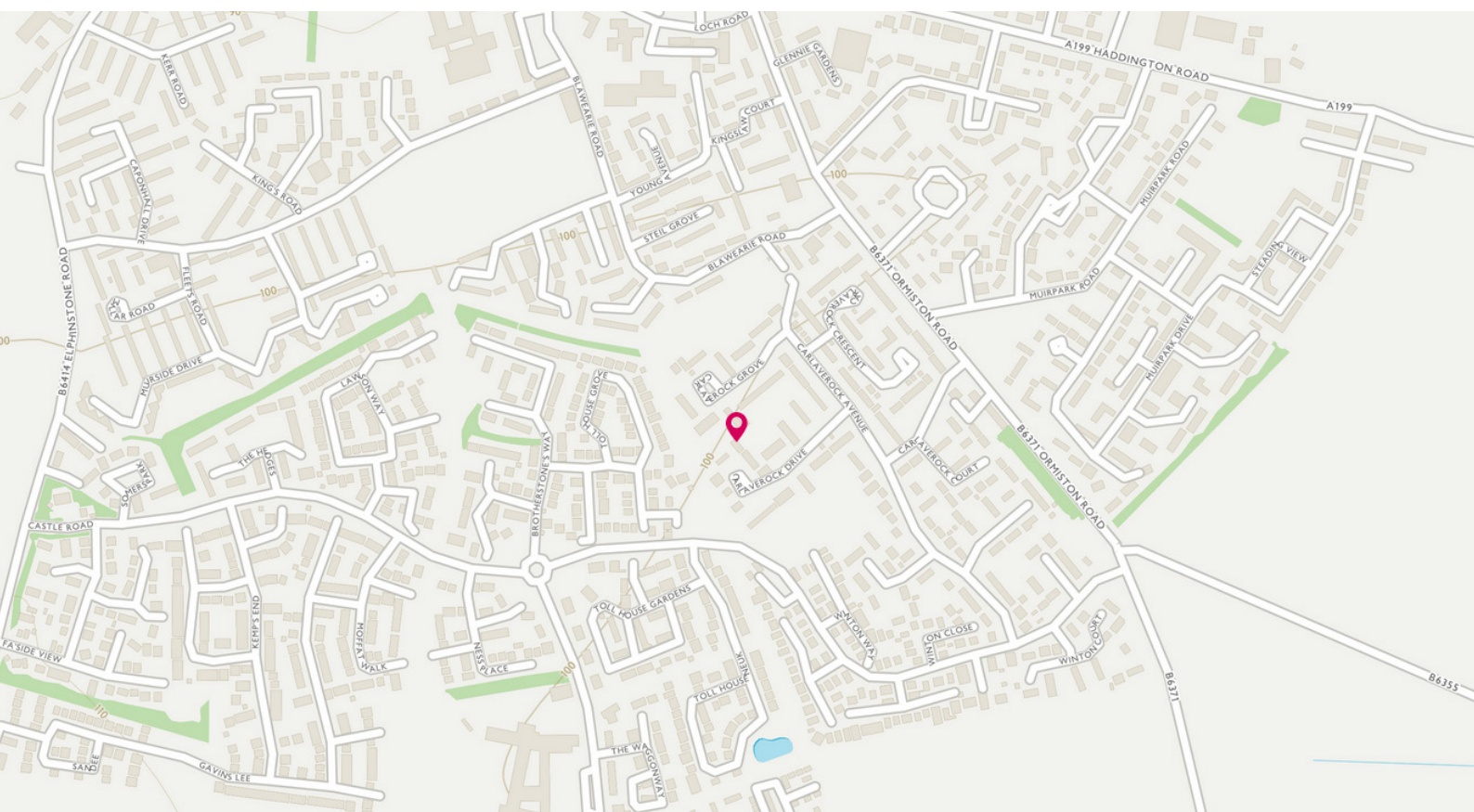


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.30m (10'10")
Kitchen	4.70m (15'5") x 3.20m (10'6")
Shower Room	1.70m (5'7") x 1.50m (4'11")
Bedroom 1	4.70m (15'5") x 3.30m (10'10")

Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	2.90m (9'6") x 2.60m (8'6")
Shower Room	1.80m (5'11") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living.







The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, banks, various restaurants, pubs, a library plus the recently opened Aldi and Asda stores.

Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

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