

# 6 The Waggonway

TRANENT, EAST LOTHIAN, EH33 2QY



*SPACIOUS ONE BEDROOM  
FLAT IN TRANENT*



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McEwan Fraser Legal is delighted to present this one bedroom flat to the market in excellent condition.

Inside, the property comprises a spacious living/dining area which is flooded with natural light due to being triple aspect and has a large storage cupboard. The living area offers many possible configurations for free-standing furniture. The fully equipped kitchen which is fitted with an electric hob and fan oven whilst benefiting from free-standing white goods.

The flat has one generous double bedroom which comes fitted with integrated wardrobes and has the feature of a Juliet balcony. There is one three piece bathroom in the property which comes with a shower fitted over the bath and has been upgraded to the modern standard it is finished in.

In addition to this, the property includes free on-street parking for residents and visitors alike whilst also having a modern gas combi boiler and double glazed windows which make for a warm and cost effective home, year round.

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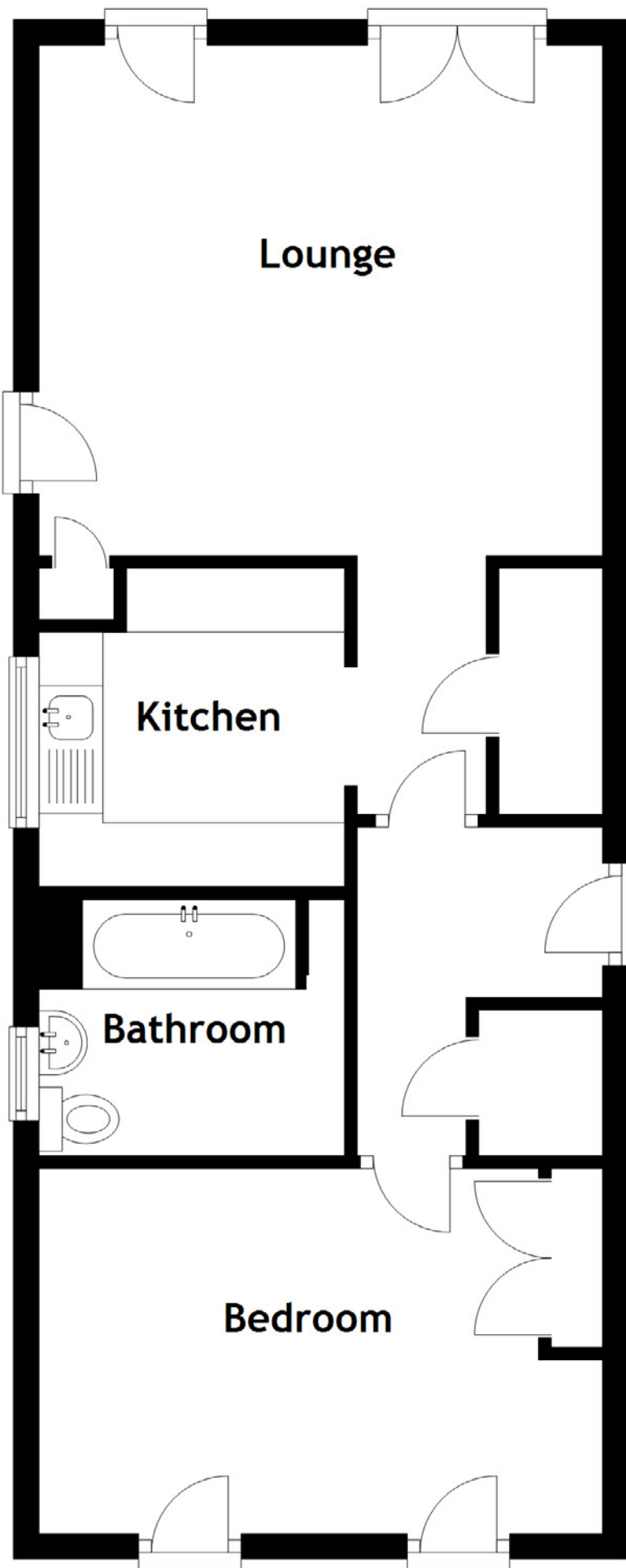




**The Bedroom**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'1")
Kitchen	2.50m (8'2") x 2.39m (7'10")
Bedroom	4.40m (14'5") x 2.86m (9'5")
Bathroom	2.39m (7'10") x 2.01m (6'7")

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup>  
EPC Rating: B







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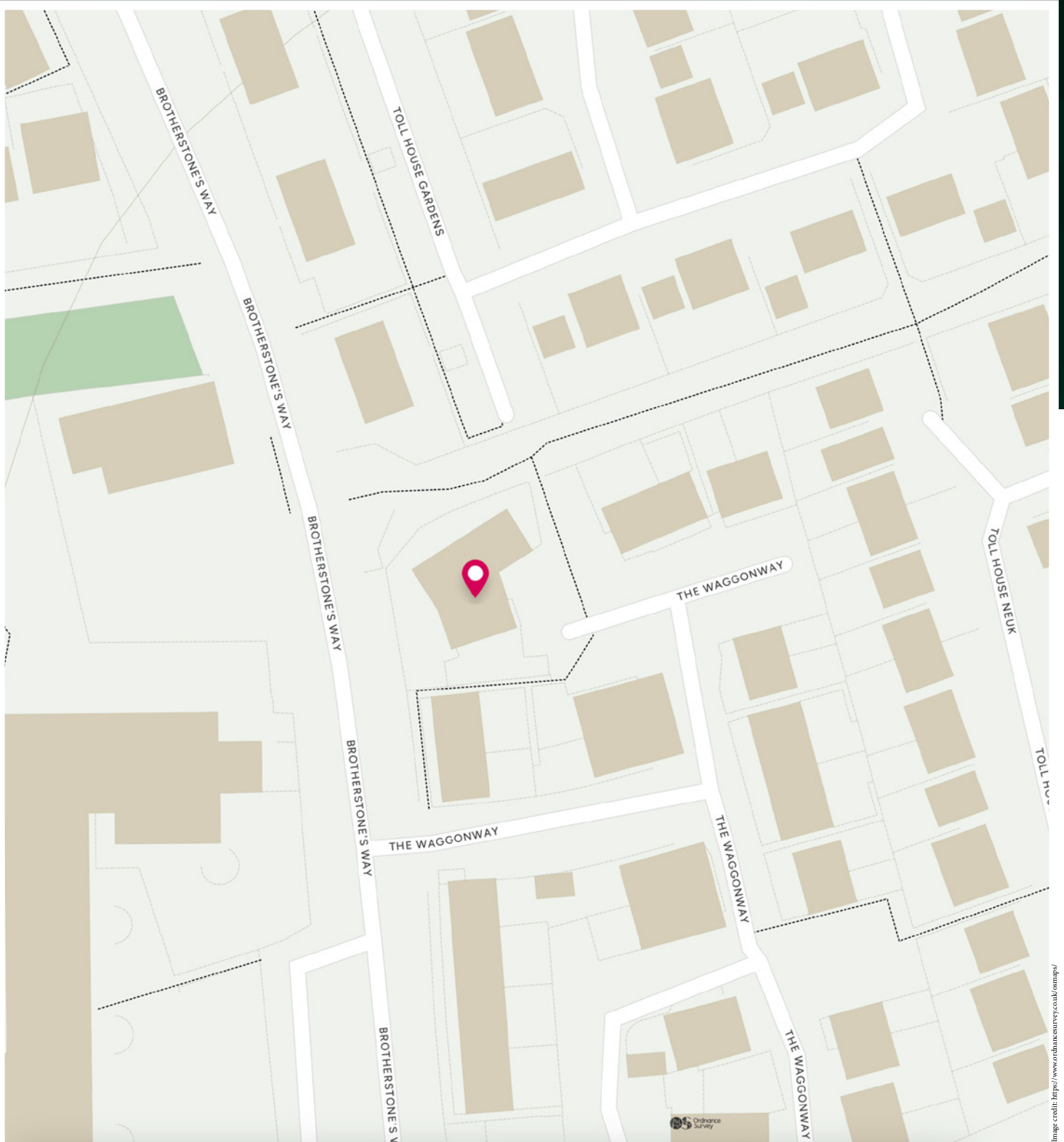
Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses.

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.

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 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.

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## The Location



# McEwan Fraser Legal

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