




McEwan Fraser Legal

Solicitors & Estate Agents

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47 Northfield

TRANENT, EAST LOTHIAN, EH33 1HU

47 Northfield Tranent, East Lothian

LOCATION

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 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.

There are multiple rail connections available at Prestonpans, Wallyford and Musselburgh. Within the town, there is a range of schools for all ages and several leisure facilities including a swimming pool.

space. This can be accessed directly via the lounge.

The master bedroom features a built in wardrobe space. Bedroom two is double in size with plenty of space for free-standing storage units. Finally, the property is completed with a white three-piece modern shower suite.

A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost-effective living environment.

PROPERTY

McEwan Fraser Legal are delighted to present this bright and spacious two bedroom, main door, upper villa that occupies a prime position within the Tranent area. The property itself benefits from both private and communal gardens to the front and to the rear. This property also enjoys the added benefit of a useful private driveway.

The accommodation briefly consists of an entrance hallway and stairwell with a good sized storage cupboard. There is a large living room which is flooded with light. The kitchen is well proportioned, with ample worktop



Property Specifications

Approximate Dimensions

(Taken from the widest point)

Lounge	4.15m (13'7") x 3.74m (12'3")
Kitchen	3.00m (9'10") x 1.51m (4'11")
Bedroom 1	3.60m (11'10") x 2.99m (9'10")
Bedroom 2	3.60m (11'10") x 2.58m (8'6")
Shower Room	3.00m (9'10") x 1.33m (4'4")

Gross internal floor area (m²)

55m²

EPC Rating

C

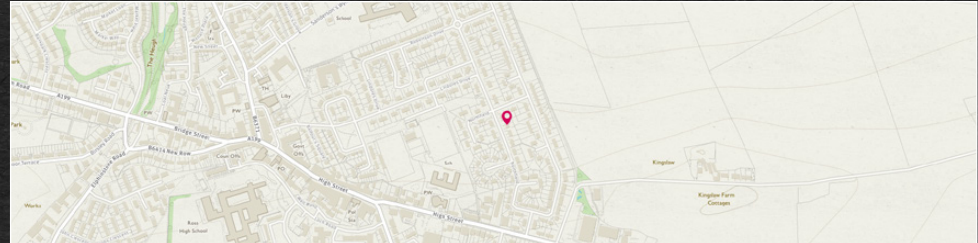


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