




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

27 Carlaverock Crescent

TRANENT, EAST LOTHIAN, EH33 2DY



THE 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 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 is a range of schools for all ages and several leisure facilities including a swimming pool.



THE PROPERTY

The property offered for sale comprises an extremely attractive semi-detached three bedroom villa offering accommodation in good decorative order.

Briefly comprising entrance hall, lounge with double glazed windows which make the room very bright, modern dining/kitchen with access to a rear conservatory, WC/utility room, three good sized bedrooms, master bedroom has a built-in wardrobe and bathroom with shower over bath.

The property benefits from front and rear gardens, on-street parking and a single garage.





**Approximate Dimensions
(Taken from the widest point)**

Kitchen/Diner	6.87m (22'6") x 3.20m (10'6")
Lounge	4.76m (15'7") x 3.38m (11'1")
Conservatory	4.40m (14'5") x 2.70m (8'10")
WC	1.93m (6'4") x 1.62m (5'4")
Bedroom 1	4.76m (15'7") x 3.38m (11'1")
Bedroom 2	3.67m (12') x 3.18m (10'5")
Bedroom 3	2.72m (8'11") x 2.39m (7'10")
Bathroom	3.44m (11'3") x 1.73m (5'8")

Gross internal floor area (m²): 130m²
EPC Rating: C




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
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
JUDY SHIELDS
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer