





Tranent

TRANENT, EH33 2QT

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.





43 George Grieve Way

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The property offered for sale is an extremely attractive end-terraced townhouse offering accommodation in excellent decorative order and perfect for a family or professional couple.

The property briefly consists of an entrance hall also providing access to the rear garden, bedroom three which is set as a single bedroom, utility room and three-piece shower room as well as access to the first floor. The first floor comprises of a modern fully fitted kitchen/dining room which is roughly a year old, spacious lounge area making for a great family space. The top floor has two good sized double bedrooms. The master bedroom has a built-in/ walk-in wardrobe and bedroom two has plenty of space for freestanding furniture and storage units. Both bedrooms have feature windows and you will also find a three-piece modern family bathroom with overhead shower.

The property benefits from a garden and driveway to the front, and rear garden. Gas central heating system along with comprehensive double glazed window units should ensure a warm yet cost-effective living environment all year around.

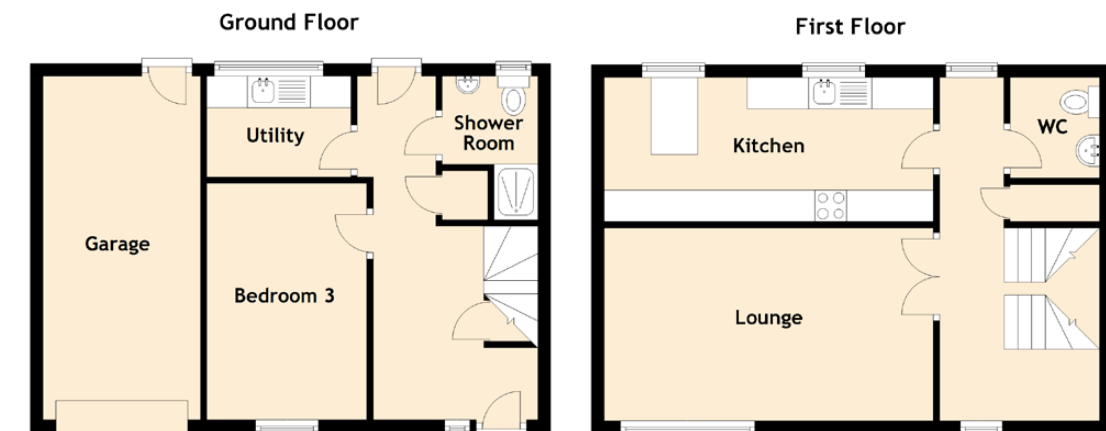


“... an extremely attractive end-terraced townhouse offering accommodation in excellent decorative order ...”





Specifications & Details FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Bedroom 3	3.70m (12'2") x 2.54m (8'4")
Utility	2.34m (7'8") x 1.60m (5'3")
Shower Room	2.28m (7'6") x 1.52m (5')
Garage	5.45m (17'11") x 2.50m (8'2")

First Floor	
Lounge	5.22m (17'2") x 3.00m (9'10")
Kitchen	5.22m (17'2") x 2.29m (7'6")
WC	1.42m (4'8") x 1.42m (4'8")

Second Floor	
Bedroom 1	5.22m (17'2") x 2.66m (8'9")
Bedroom 2	5.22m (17'2") x 2.66m (8'9")
Bathroom	2.50m (8'2") x 1.51m (4'11")

Gross internal floor area (m²): 113m² | EPC Rating: C

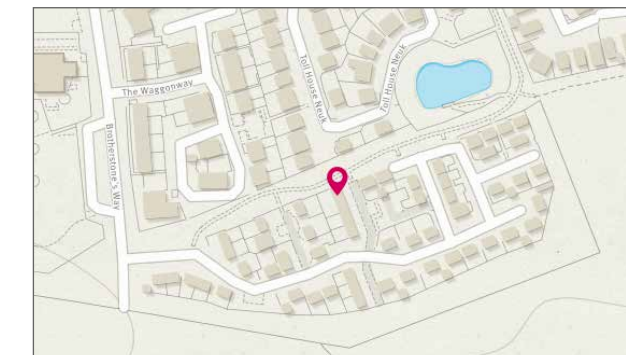
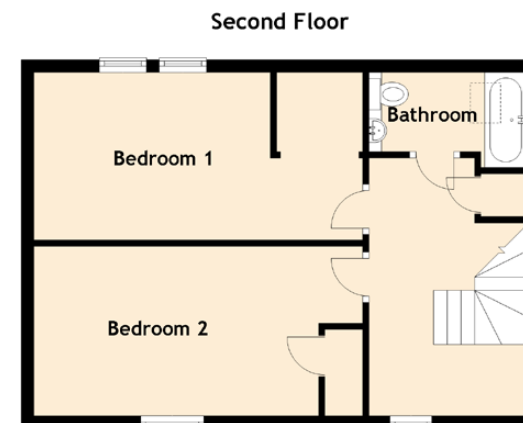
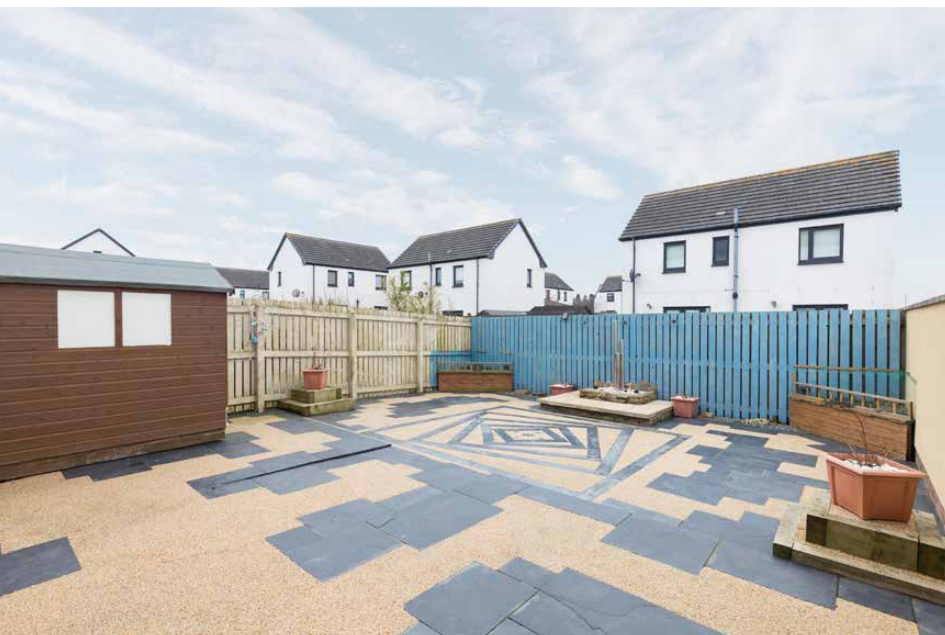


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