

Tranent Mains

TRANENT, EAST LOTHIAN, EH33 1DU



*Five-bedroom detached home in Tranent
with expansive gardens and stunning views*



0131 524 9797



www.mcewanfraserlegal.co.uk

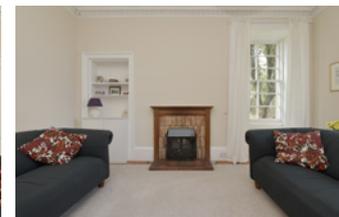


info@mcewanfraserlegal.co.uk



Nestled within the tranquil beauty of a mature garden, this exquisite five-bedroom detached C-Listed home offers a timeless blend of historic charm, modern convenience and huge development potential. Stepping through the entrance foyer into the main hall, you are immediately greeted by the elegance of high ceilings, intricate cornicing, and an abundance of natural light that flows through the home's airy spaces.

THE LIVING ROOM



The ground floor boasts two inviting public rooms at the front of the house and one south-facing public room, each providing a serene outlook onto the landscaped private gardens. These versatile spaces offer boundless potential for hosting gatherings or simply unwinding in comfort.

THE DINING ROOM



THE PARLOUR



THE KITCHEN



Continuing through the main hall, the kitchen awaits, presenting yet another opportunity for personalisation and design.



THE UTILITY & STORE



Adjacent lies the utility space, accompanied by two storage rooms, including a conveniently equipped laundry room, ensuring seamless organisation and functionality.





Ascending the staircase, discover four generously sized double bedrooms along with one smaller double, all adorned with ample sunlight and poised for transformation according to your vision. A three-piece bathroom suite completes the upper level, offering both convenience and refinement.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOMS 4 & 5



However, the true allure of this property lies within its expansive grounds, enveloping the home in tranquillity and privacy. Situated in a highly coveted locale, these gardens provide an idyllic retreat, perfect for outdoor enjoyment and relaxation amidst nature's splendour.

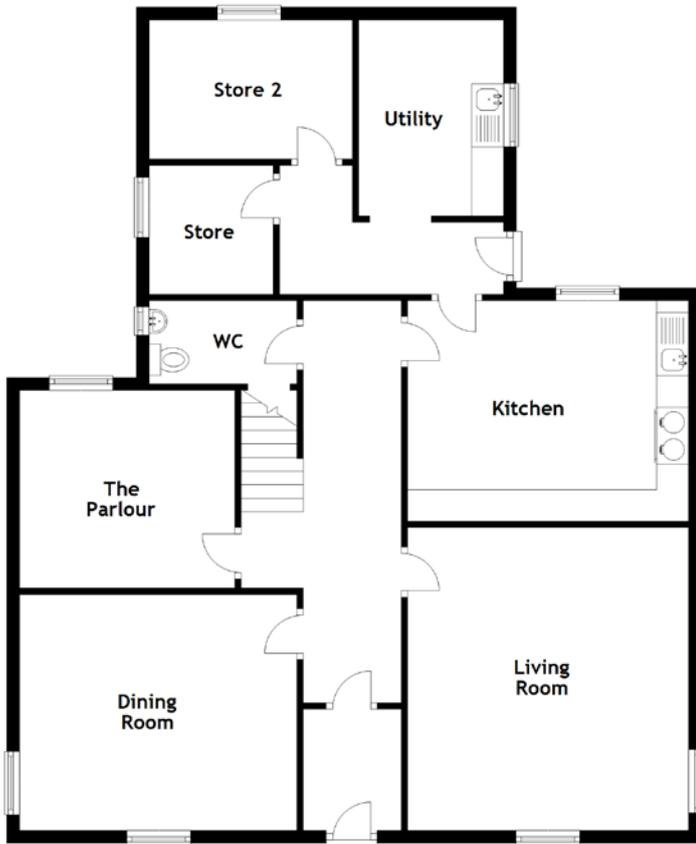
Tranent Mains Farm epitomizes the epitome of refined living, offering a rare opportunity to own a piece of history while embracing the comforts of modern luxury. Experience the beauty and serenity of this remarkable estate, where every corner tells a story and endless possibilities await.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

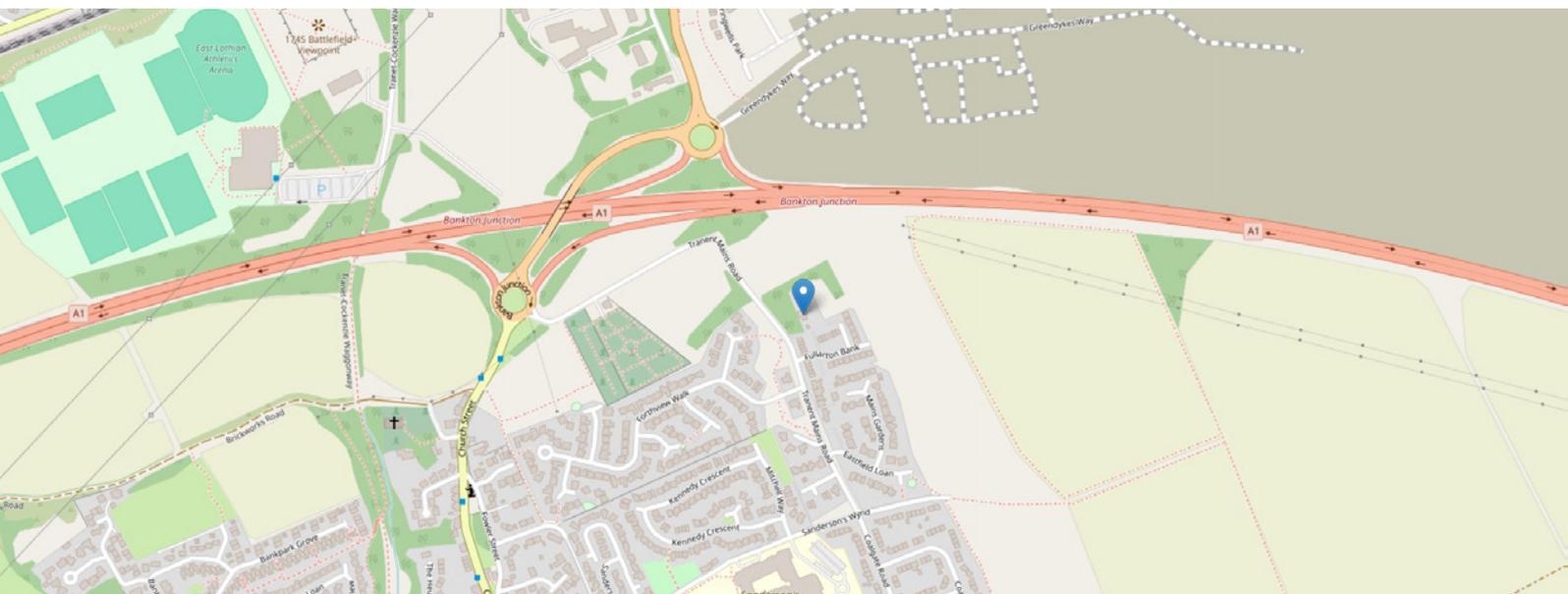


Approximate Dimensions
(Taken from the widest point)

Living Room	4.79m (15'9") x 4.41m (14'6")
Dining Room	4.35m (14'3") x 3.73m (12'3")
The Parlour	3.38m (11'1") x 3.13m (10'3")
Kitchen	4.41m (14'6") x 3.49m (11'5")
Utility	3.10m (10'2") x 2.27m (7'6")
WC	2.32m (7'7") x 1.32m (4'4")
Store	2.04m (6'8") x 1.95m (6'5")

Store 2	3.19m (10'6") x 2.20m (7'3")
Bathroom	2.52m (8'3") x 1.50m (4'11")
Bedroom 1	4.56m (15') x 4.35m (14'3")
Bedroom 2	3.95m (13') x 3.59m (11'9")
Bedroom 3	3.59m (11'9") x 2.95m (9'8")
Bedroom 4	3.69m (12'1") x 2.74m (9')
Bedroom 5	2.47m (8'1") x 2.35m (7'9")

Gross internal floor area (m²): 199m²
EPC Rating: F



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 ample shops and amenities. Further shopping facilities are available in nearby Haddington and at Fort Kinnaird retail complex in Newcraighall which provides a wealth of major stores.





Tranent's close proximity to Edinburgh offers numerous benefits, making it an attractive location for residents. Just a short commute away, Tranent provides a quieter, more relaxed environment while still affording easy access to the vibrant city life of Scotland's capital.

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



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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.