

**Offers Over  
£200,000**



*A unique commercial opportunity with development potential in Tranent, East Lothian*



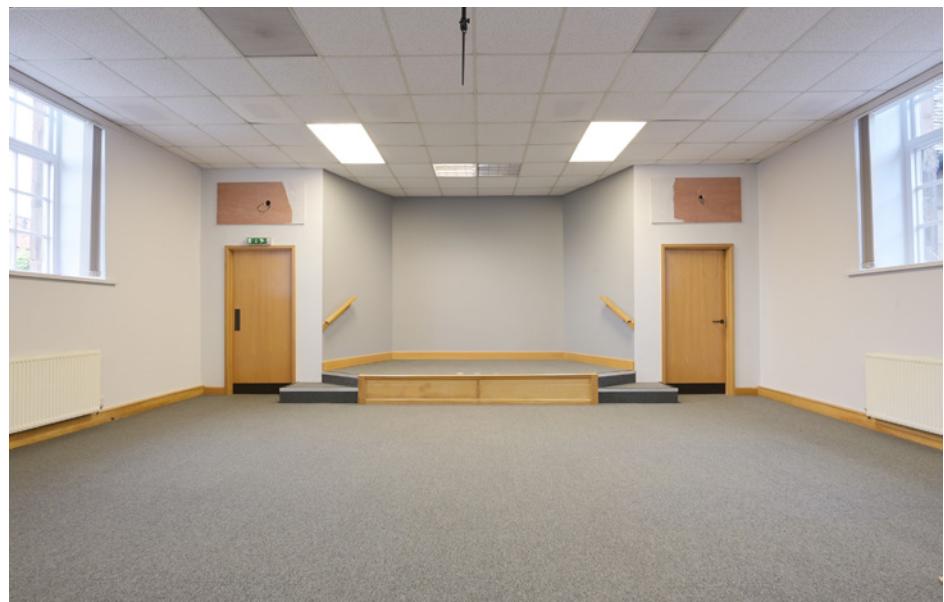
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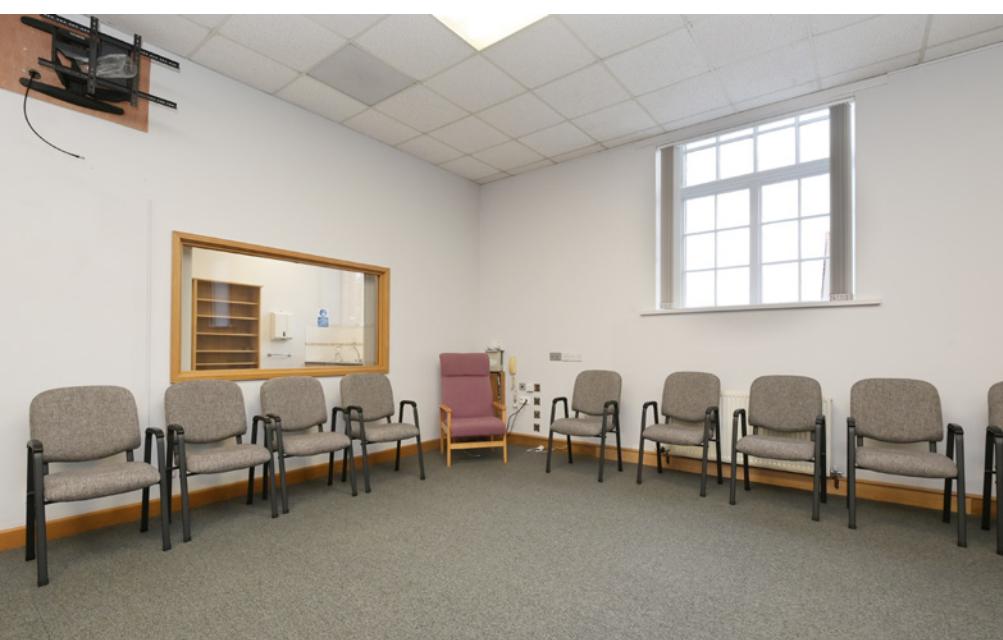


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McEwan Fraser Legal are delighted to present to the market a unique commercial opportunity with development potential in Tranent, East Lothian.

# THE MAIN HALL



An exceptionally rare opportunity to acquire a traditional single-storey commercial property, set within a generous plot and benefitting from a spacious private car park. Properties of this nature, scale, and flexibility are seldom available to the open market.

# THE KITCHEN



The building offers highly adaptable internal accommodation, ideal for a wide range of commercial uses, and presents a compelling prospect for those seeking space that can evolve with changing requirements.





Of particular note is the strong potential for commercial-to-residential conversion, subject to the necessary planning consents, offering exciting possibilities for developers, investors, or owner-occupiers looking to unlock future value.

## THE OFFICE



# WC'S



Externally, the property is enhanced by a substantial car park to the rear, providing excellent parking provision, potential outdoor amenity space, or further development opportunities (subject to consents). The combination of traditional construction, flexible layout, and significant site area creates a rare blank canvas with outstanding upside.

Overall, the property represents a truly unique chance to secure a versatile asset in a popular East Lothian market, where opportunities of this calibre are increasingly scarce.

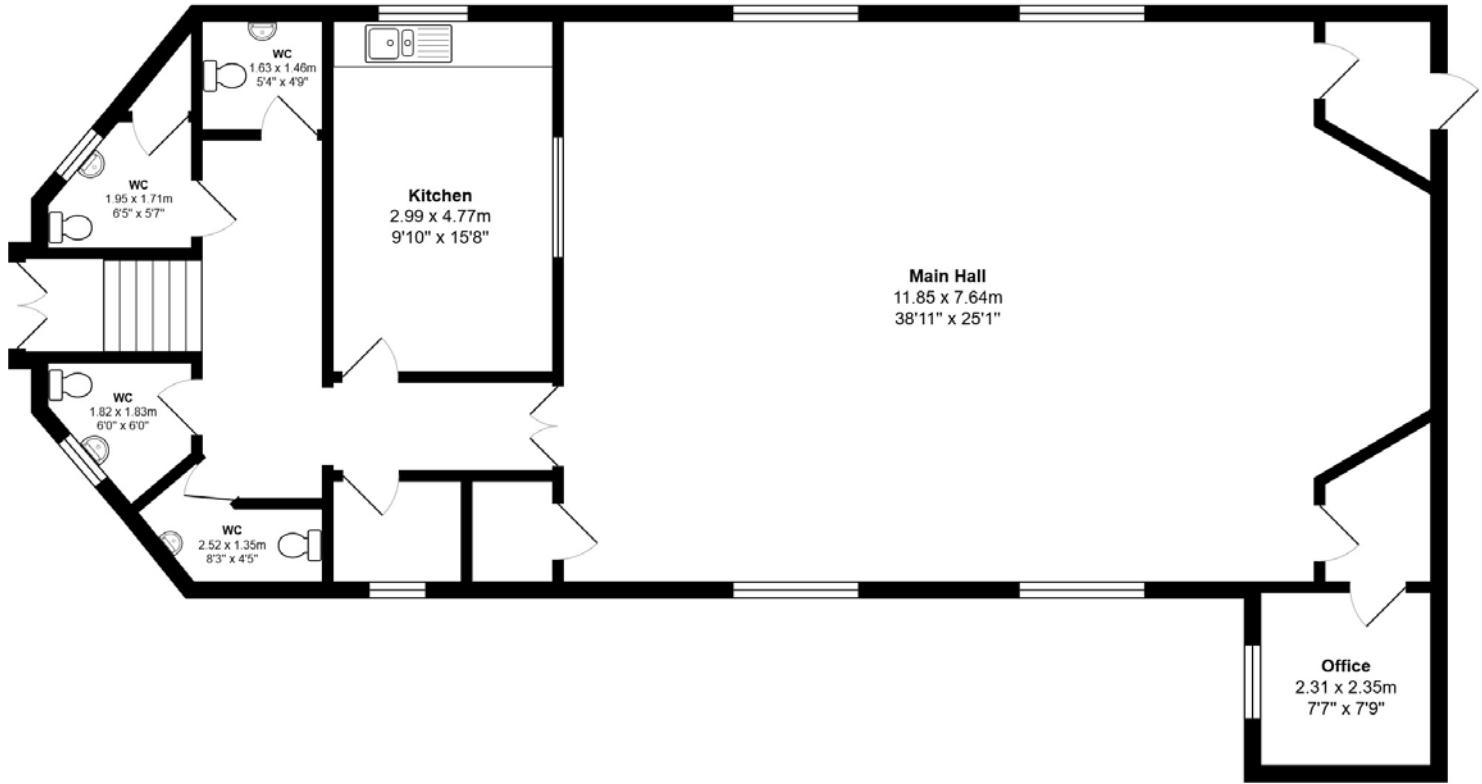
Tenure: Freehold

Services: Mains gas, electricity, water and drainage

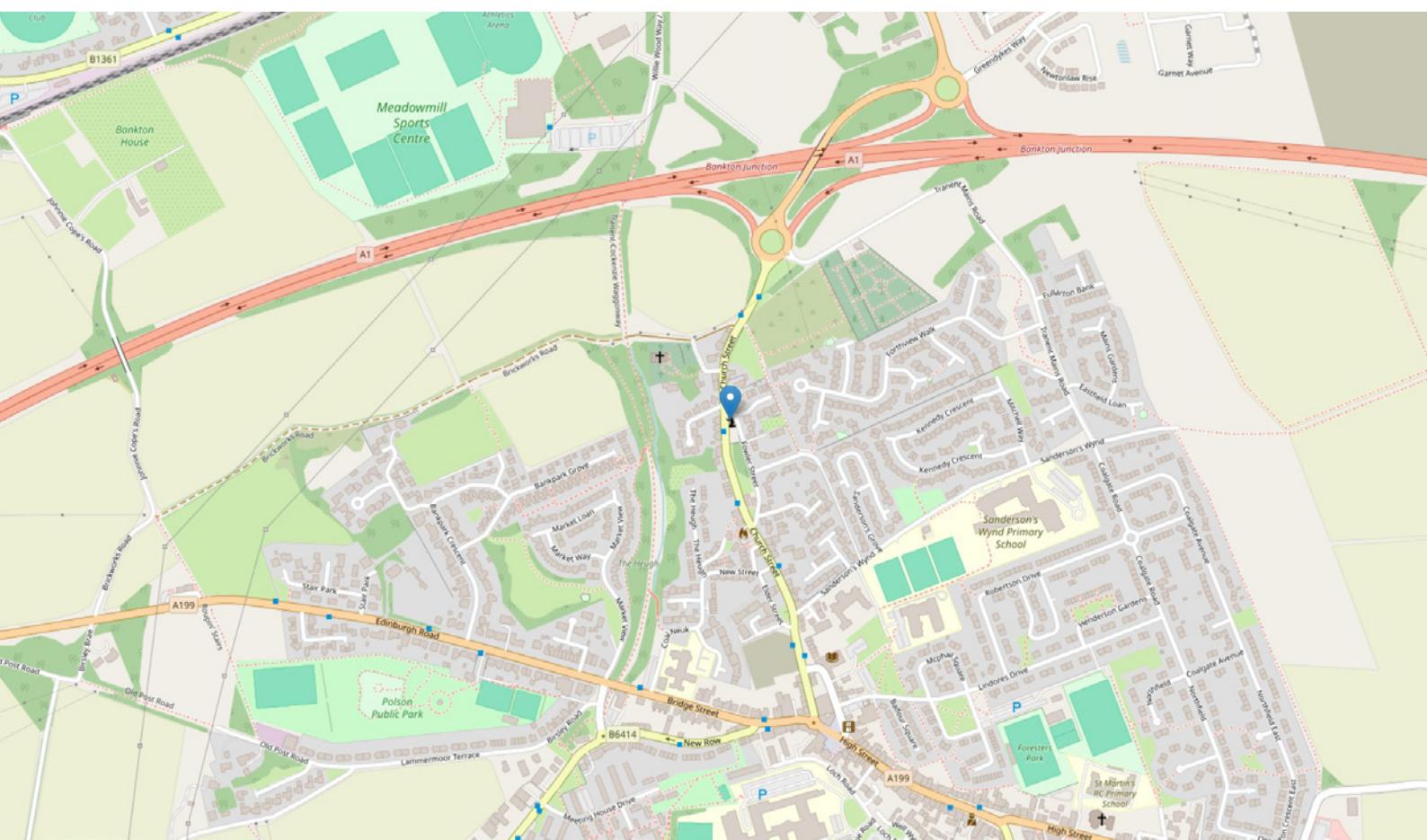
## EXTERNALS



# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)



# 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 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

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