

8 Church Street

TRANENT, EAST CALDER, EH33 1AB



A stylish and personality-filled two-bedroom lower villa with a stunning landscaped garden in the heart of Tranent



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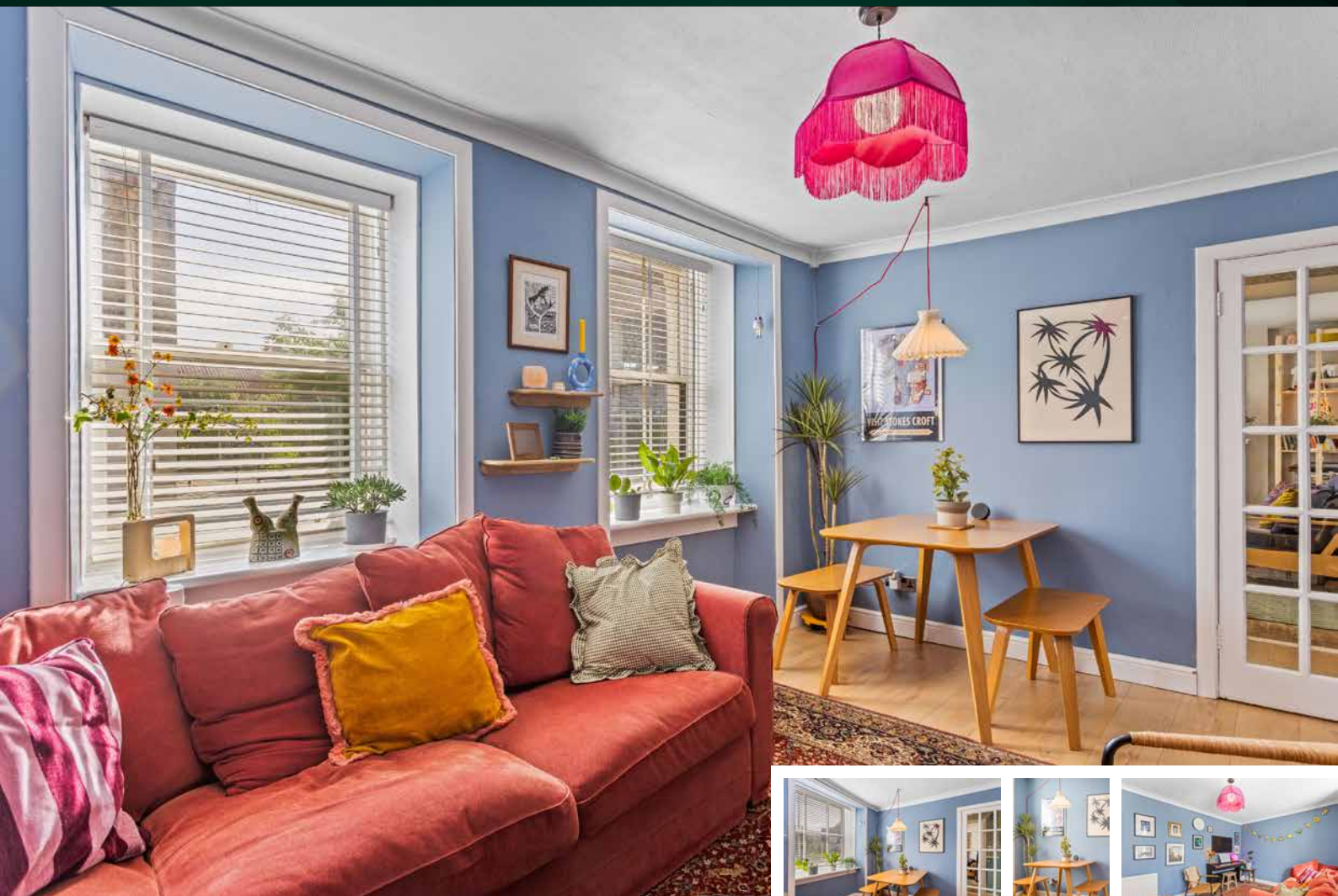
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McEwan Fraser Legal is delighted to present Church Street to the market. Number 8 is a truly individual and creatively styled two-bedroom lower villa, bursting with personality, colour and charm, while offering an impressive level of finish throughout.

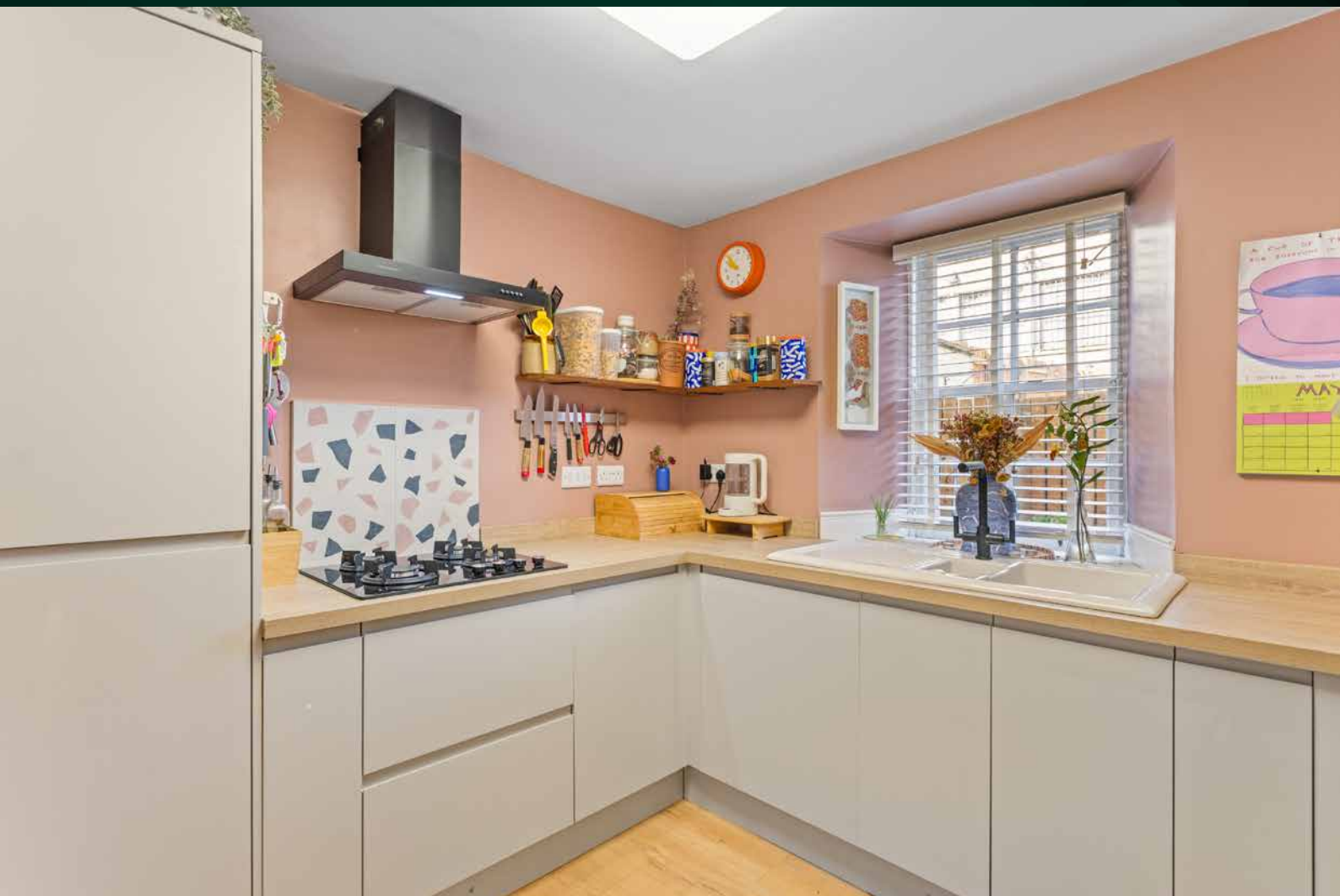
Blending characterful period features with bold contemporary décor, this is a home that feels completely unique from the moment you step through the door.

THE LIVING/DINING ROOM



The welcoming entrance hallway immediately sets the tone for the property, with statement wallpaper, rich colour palettes, and carefully curated styling creating a warm and artistic first impression. The living and dining room is an exceptionally inviting space, drenched in natural light from dual windows and enhanced by vibrant blue tones, eclectic artwork and a relaxed bohemian feel. The room offers excellent proportions for both everyday living and entertaining, with enough flexibility to comfortably accommodate dining, home working and lounging areas without compromise.

THE KITCHEN



The kitchen has been beautifully modernised with sleek contemporary units, integrated appliances and warm timber worktops, while soft blush tones and playful design touches give the space a real boutique feel rarely found at this price point. There is a fantastic sense of cohesion throughout the property, with every room thoughtfully designed to create impact while still feeling practical and liveable.





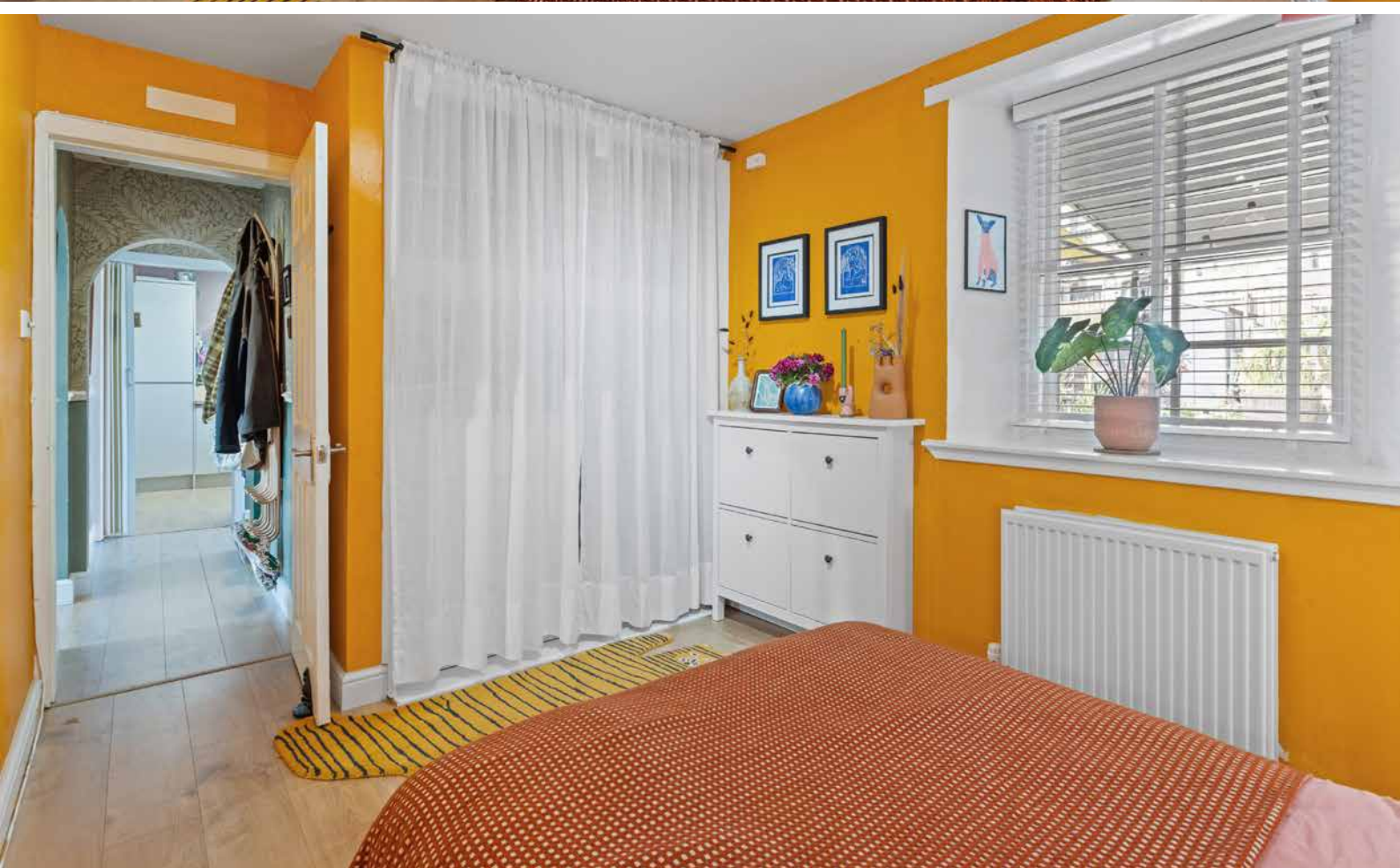
The principal bedroom is another standout feature, styled with striking mustard tones, layered textures and oversized proportions that create a genuinely luxurious atmosphere. Large windows continue the bright and airy feel found throughout the home, while fitted storage helps maintain the clean aesthetic. The second bedroom is currently utilised as a home office and additional sitting room, demonstrating the flexibility of the accommodation for buyers working from home, creatives, guests, or those simply looking for extra living space.

The bathroom has been finished to an excellent standard with contemporary tiling, modern sanitaryware and a rainfall shower over the bath, delivering a polished hotel-style finish.

THE BATHROOM



BEDROOM 1



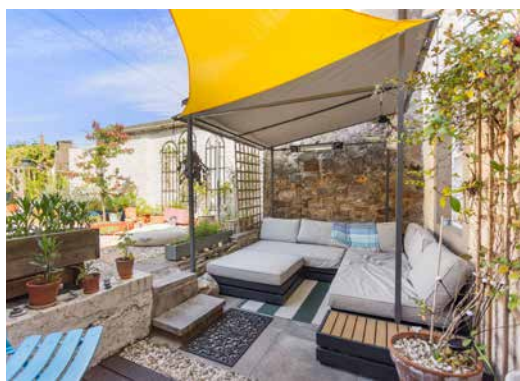
BEDROOM 2



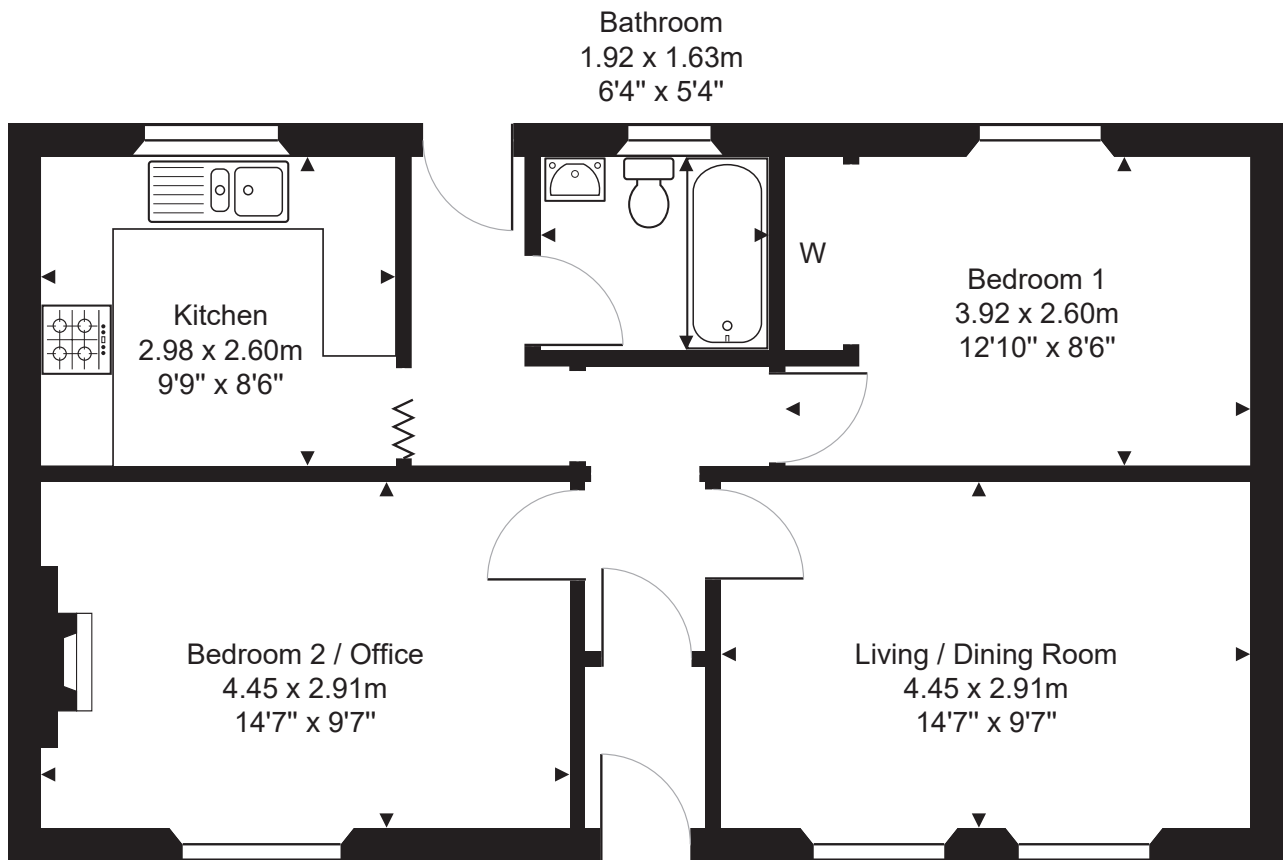
Externally, the property continues to impress. The rear garden has been transformed into a beautifully designed outdoor retreat with landscaped gravel pathways, raised planting beds, mature greenery and multiple seating areas, creating a private and tranquil setting. The elevated decked terrace and covered lounging space give the garden a genuine lifestyle feel, perfect for summer entertaining, morning coffees or evenings spent outdoors with friends. It is immediately obvious how much care and personality have gone into creating the space, and it delivers a genuine wow factor rarely associated with properties of this style and size.

Overall, Number 8 is far more than a standard lower villa. It is a home with soul, creativity and individuality throughout, offering buyers something genuinely memorable in a market often dominated by neutral and predictable interiors.

EXTERNALS

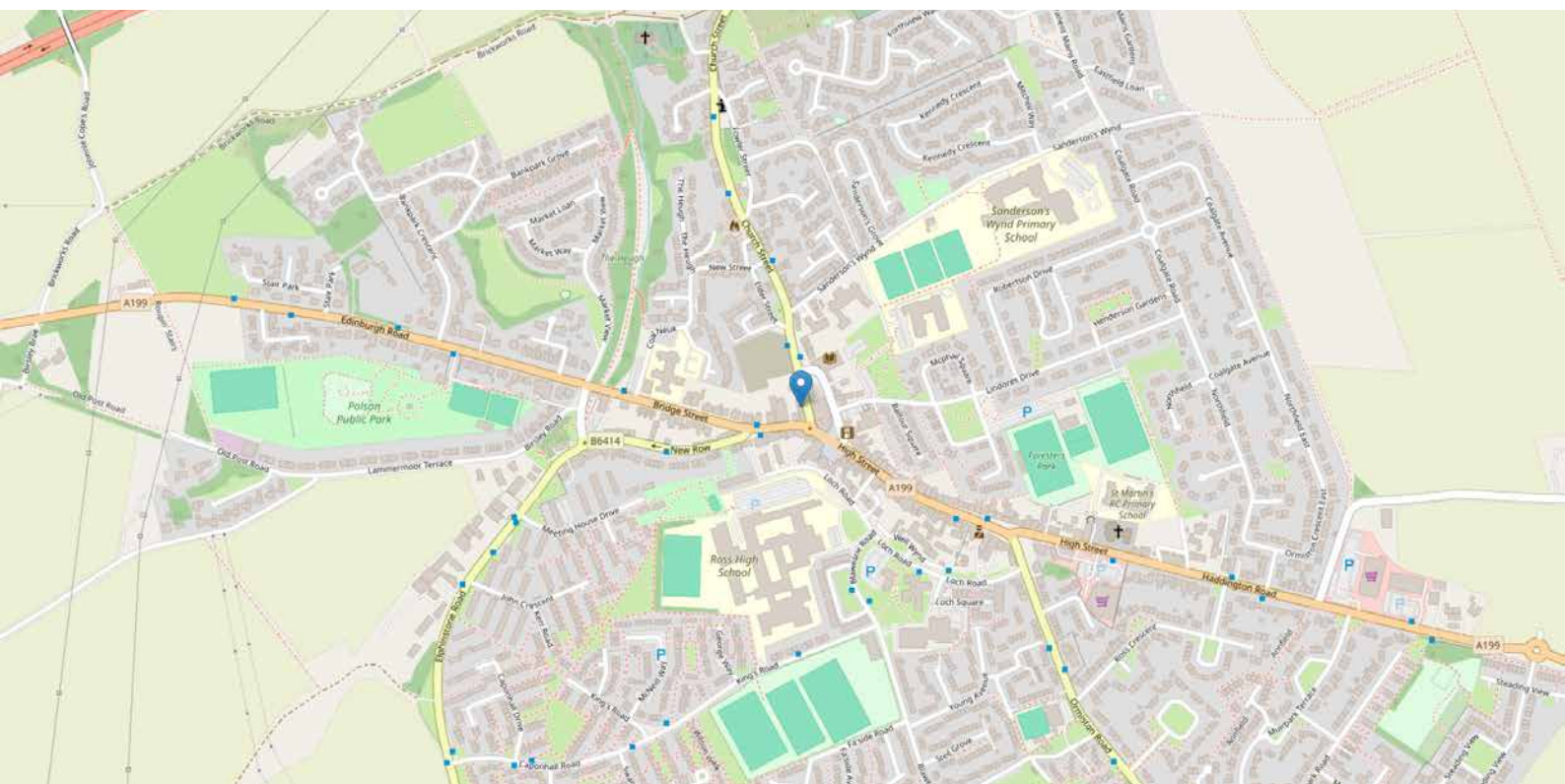


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: C



THE LOCATION

Church Street forms part of the heart of Tranent, one of East Lothian's most accessible and increasingly popular commuter towns. The area has become particularly sought after with young professionals, first-time buyers and couples looking for a better balance between lifestyle, space and affordability, all while remaining within comfortable commuting distance of Edinburgh. The property is ideally placed for everyday convenience, with a wide selection of local amenities all close at hand, including supermarkets, cafés, takeaways, gyms, independent retailers and essential services, allowing for easy day-to-day living without the need to travel far. Tranent itself has seen continued investment and growth in recent years, helping transform the town into a highly practical and well-connected place to live.





For commuters, the location is exceptionally well-positioned. Quick access onto the A1 provides a direct route into Edinburgh city centre and across the wider central belt, while regular bus services operate throughout the day connecting Tranent with Edinburgh and surrounding East Lothian towns. Prestonpans railway station is also only a short drive away, offering additional rail links for those travelling into the capital for work.

One of the major lifestyle draws of the area is the easy access to East Lothian's renowned coastline and countryside. Beautiful beaches, coastal walks, golf courses and open green spaces are all within easy reach, giving buyers the opportunity to enjoy a far more relaxed pace of life while still retaining excellent city connectivity. Whether it is morning walks along the coast, weekends exploring nearby villages or dining in East Lothian's increasingly popular cafés and restaurants, the location offers far more than simply a commuter base.

Fort Kinnaird Retail Park is conveniently accessible for a wider range of shopping, restaurants, coffee shops and leisure facilities, while nearby schooling at both primary and secondary level further enhances the area's long-term appeal for buyers looking to settle within the community. Combining connectivity, convenience and lifestyle appeal, Tranent continues to establish itself as one of East Lothian's most attractive locations for modern buyers.



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