

67 Carlaverock Crescent

TRANENT, EAST LoTHIAN, EH33 2DZ



*SPACIOUS THREE BED SEMI-DETACHED HOUSE IN
EAST LoTHIAN'S POPULAR TRANENT AREA*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this three bedroom Semi-Detached house in Tranent of East Lothian. The property is in walk-in condition having been well cared for and upgraded by the current owners. Inside, the property comprises of:

- Fully equipped kitchen with integrated appliances with plenty of storage and workspace.
- Spacious living area provides access to the rear extension of the home which is well served as a dining room. The rear extension was carried out by the previous owners and all planning was acquired.
- Three spacious bedrooms two doubles upstairs and one on the ground level.
- The main bathroom upstairs which is a modern three piece suite and a WC downstairs.

In addition to the storage in the property there is also a well proportioned single garage immediately to the front of the property with a parking space in front of it serving well as a driveway. The property includes gas central heating, a Worcester Bosch combi- boiler was only installed 3 years ago and benefits from modern double glazed windows making this a warm and cost-effective home, year-round.



lounge/diner



the kitchen





bedroom 1





bedroom 2





bedroom 3



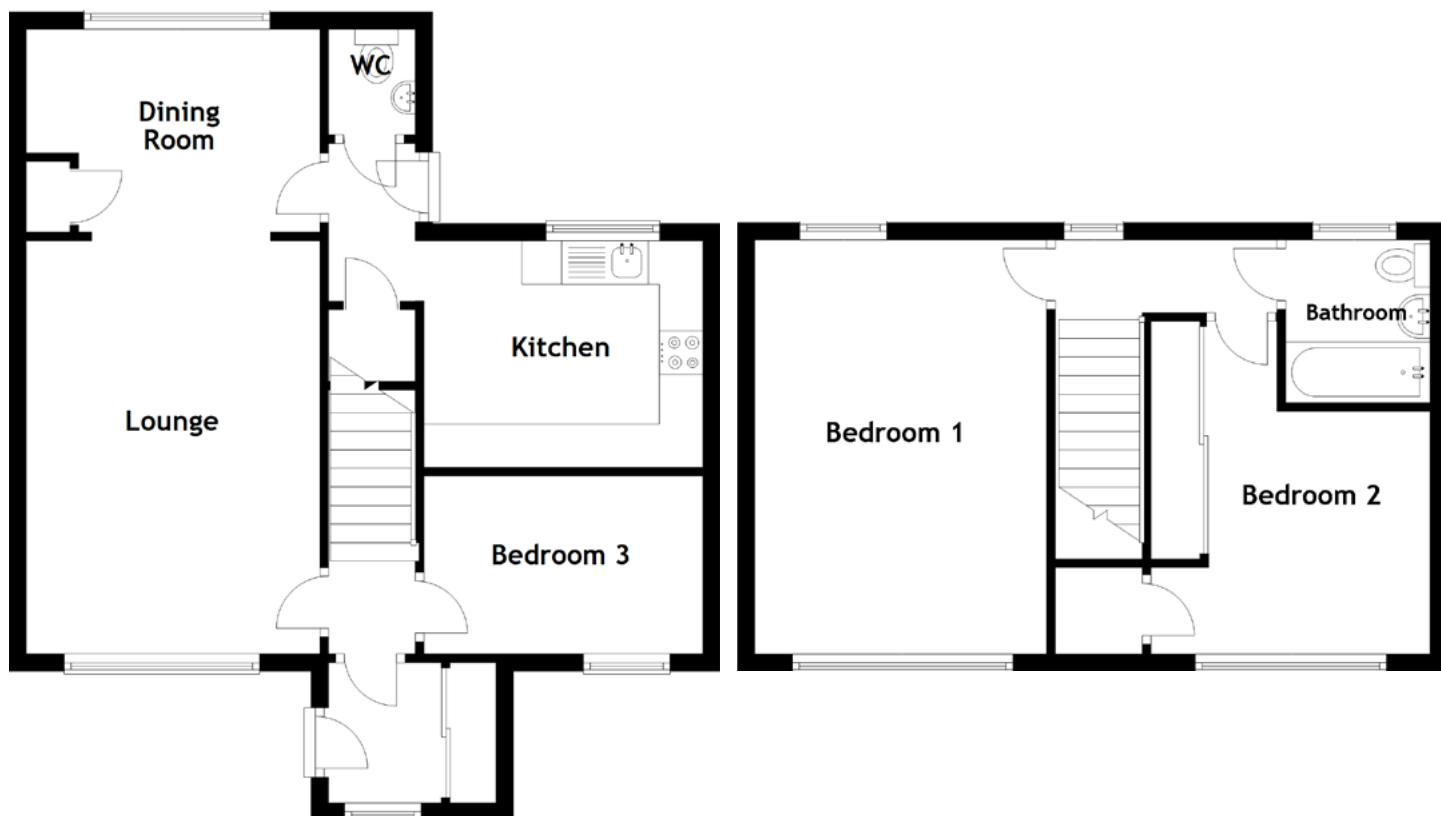


the bathroom





WC



Approximate Dimensions
(Taken from the widest point)

Lounge	4.76m (15'7") x 3.38m (11'1")	Bedroom 2	3.97m (13') x 3.21m (10'6")
Dining Room	3.38m (11'1") x 2.34m (7'8")	Bathroom	1.85m (6'1") x 1.66m (5'5")
Kitchen	3.19m (10'6") x 2.61m (8'7")		
Bedroom 3	3.21m (10'6") x 2.05m (6'9")	Gross internal floor area (m ²): 88m ²	
WC	1.27m (4'2") x 0.83m (2'9")	EPC Rating: C	
Bedroom 1	4.77m (15'8") x 3.36m (11')		



garden & garage





Ideal for commuting into Edinburgh and surrounding areas, 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 bank, post office, 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 good range of schools for all ages and several leisure facilities including a 25m swimming pool at Loch Centre and Meadowmill Sports Centre within a five-minute drive also.

The Location

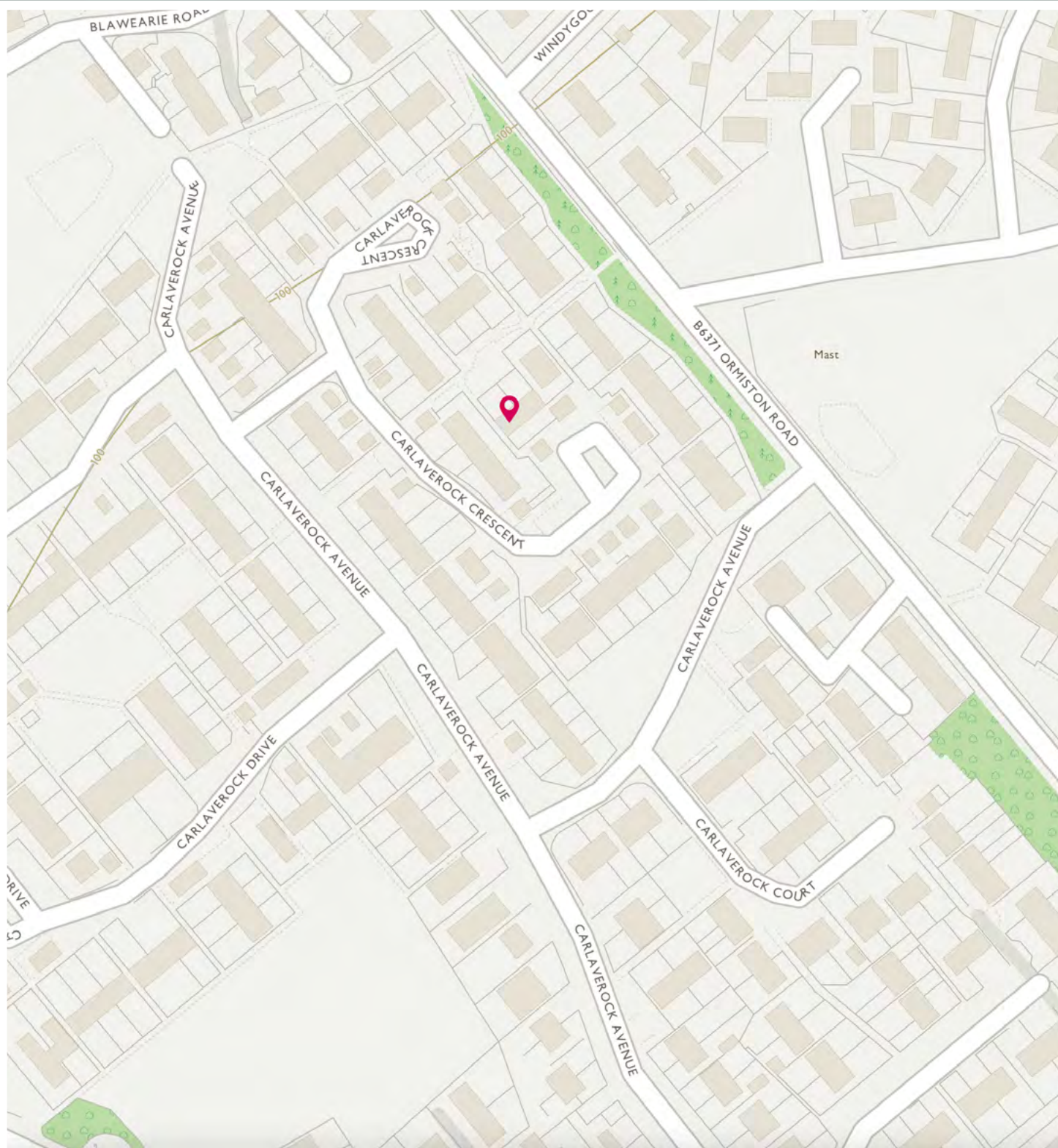


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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