

# 5 Coalgate Road

TRANENT, EAST LoTHIAN, EH33 1JQ



*SPACIOUS THREE BEDROOM  
DETACHED FAMILY HOME*



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McEwan Fraser Legal is delighted to present this three-bedroom detached family home in East Lothian's popular town of Tranent.

Inside, the property comprises of a spacious living area which has been altered and extended with all the correct consents, making for a welcoming family space.





There is a fully equipped kitchen which is fitted with a five-ring gas hob, double ovens, integrated dishwasher and freestanding Fridge Freezer. The other white goods are located in the garage which is used as a utility area and workshop.

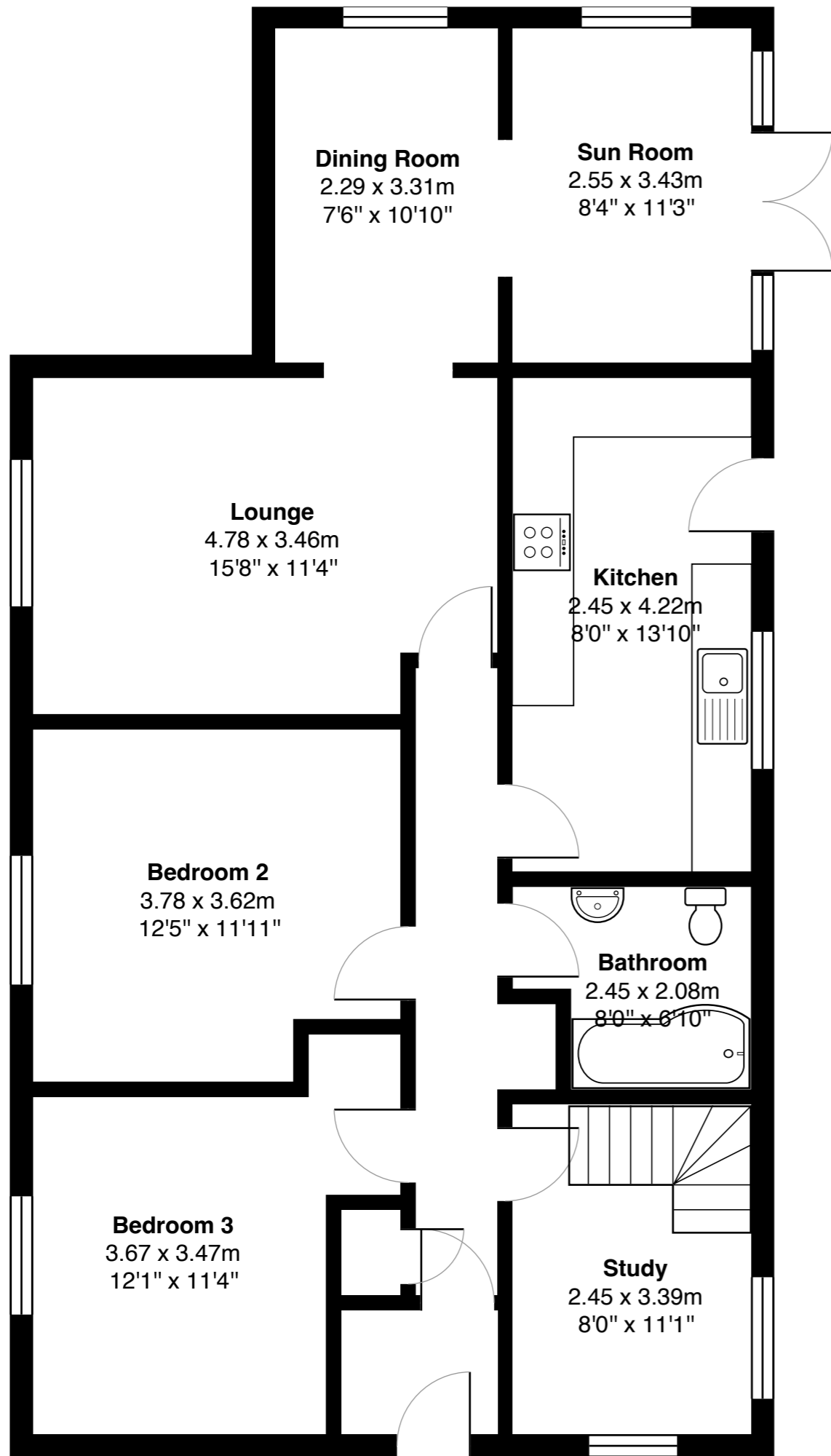


The property has two generous bedrooms on the ground floor. There is also a study and a modern bathroom on the ground level .

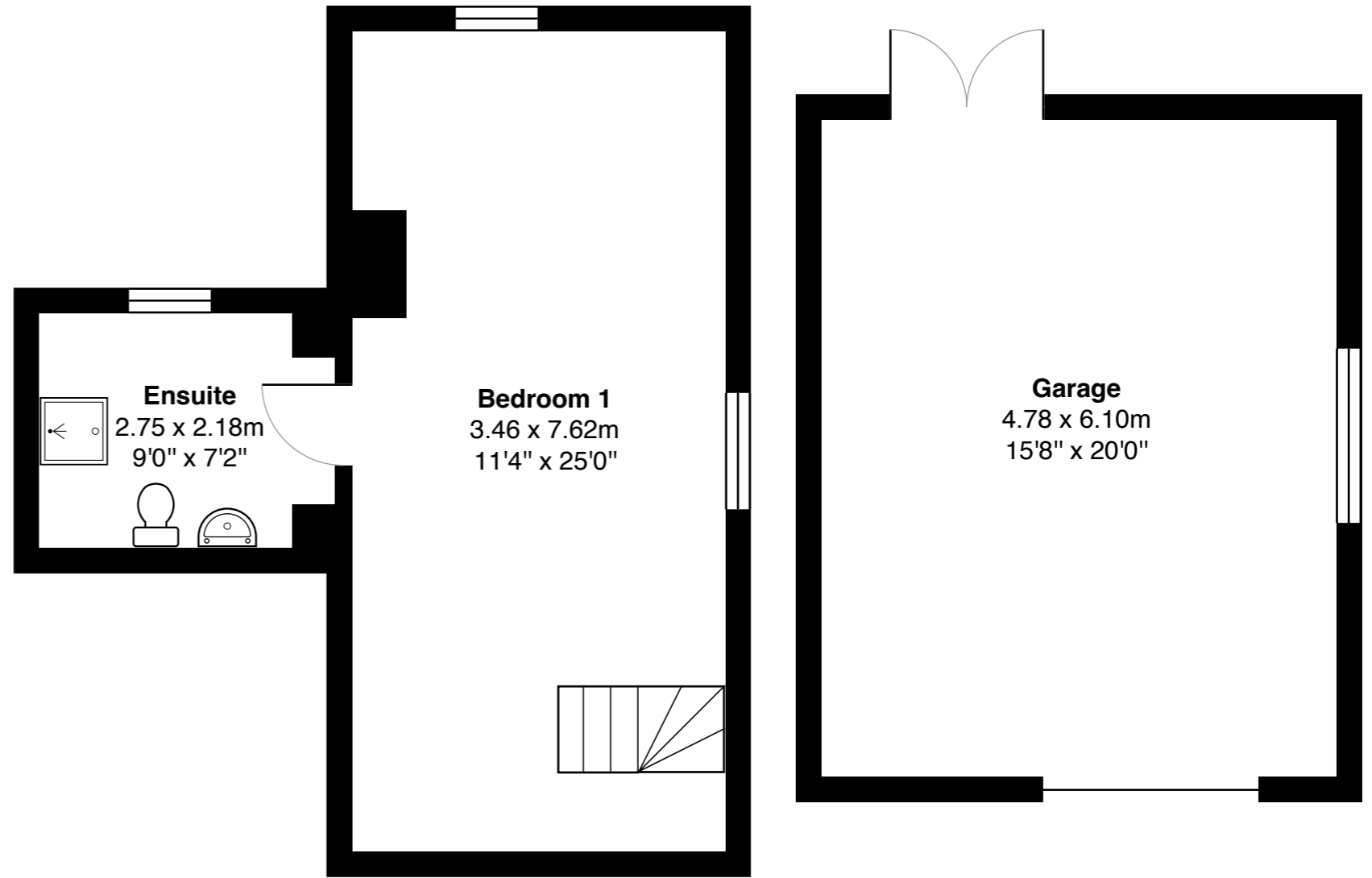




On the first floor there is a large master bedroom with fitted integrated wardrobes and a large en-suite shower room.



Gross internal floor area (m<sup>2</sup>): 131m<sup>2</sup>  
EPC Rating: D







In addition to this, the property includes generous off-street parking for around three cars, a double garage with access from the rear garden as you will find the utility room in the garage. The private front and rear gardens are particularly well maintained having been landscaped by the current owners. In addition the house benefits from gas central heating and double glazing throughout, making for a warm and cost-effective home, year-round.

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



# McEwan Fraser Legal

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