



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**1 Moffat Walk**

TRANENT, EAST LOTHIAN, EH33 2QL



# Tranent

EAST LOTHIAN, EH33 2QL

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 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 ten 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.

It should be noted that there are some excellent local schools just a short journey from the property.





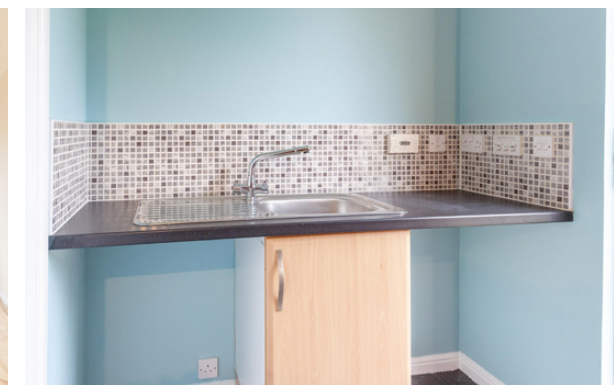
# 1 Moffat Walk

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New on the market is this four bedroom detached villa, situated within an exclusive estate that is made up of various modern style properties. The property on offer is in excellent condition and has been well cared for by the current owner. Each room is well-proportioned with gas central heating and double-glazed windows throughout. Externally the property has a single integral garage, laid lawn and a monoblock driveway for a minimum of two cars to the front. The rear of the property has a large enclosed garden with laid lawn and side access.

Internally the property comprises an entrance hallway, a bright, spacious lounge with a large window to the front, a formal dining area at the rear with patio doors providing access to the rear garden. A modern breakfasting kitchen that includes plenty of wall and base units with appliances including an integrated gas hob, double oven, extractor hood and fridge freezer. Off the kitchen, there's a W.C and utility room with access to the rear. The first floor is well laid out and boasts four good sized double bedrooms, all of which include handy built-in shelving and storage. The master bedroom has an en-suite shower room as a welcomed addition. The spacious family bathroom completes the accommodation with a white three-piece bathroom suite with an extractor fan and vanity storage. It is also worth noting, the property benefits from a partially floored attic for additional storage.

Early viewing is advisable as this well-maintained property is expected to be popular with a variety of buyers.

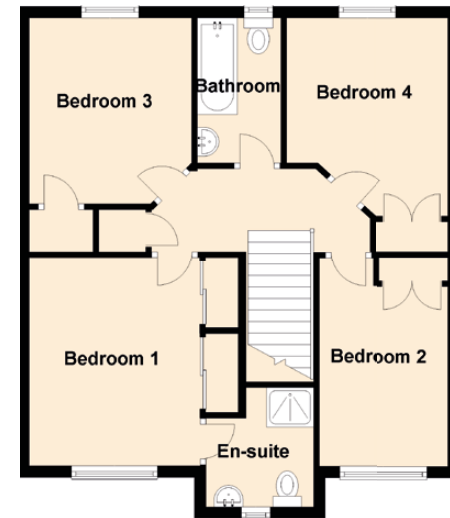
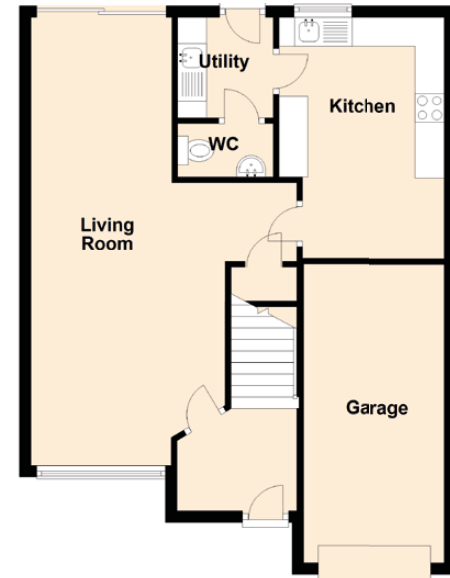






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

### Ground Floor

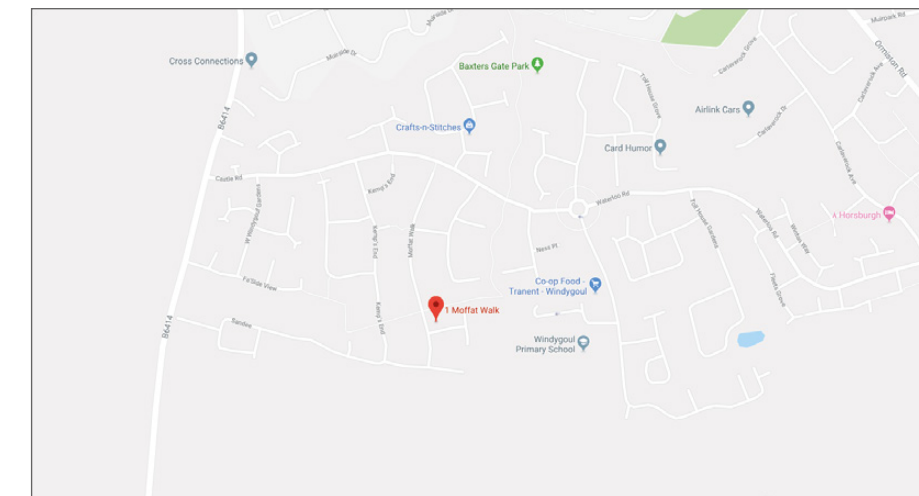
Kitchen	4.20m (13'9") x 2.88m (9'5")
Living Room	7.81m (25'7") x 4.63m (15'2")
Utility	1.75m (5'9") x 1.66m (5'5")
WC	1.66m (5'5") x 0.83m (2'9")
Garage	5.20m (17'1") x 2.45m (8')

### First Floor

Bedroom 1	3.63m (11'11") x 2.98m (9'9")
En-suite	2.22m (7'3") x 1.64m (5'5")
Bedroom 2	3.63m (11'11") x 2.48m (8'2")
Bedroom 3	3.23m (10'7") x 2.83m (9'3")
Bedroom 4	3.45m (11'4") x 2.73m (8'11")
Bathroom	2.77m (9'1") x 1.46m (4'9")

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup> | EPC Rating: C

Extras (Included in the Sale) : All fixtures, fittings, floor coverings, shed and appliances.







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