



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**26 Carloverock Terrace**

TRANENT, EAST LOTHIAN, EH33 2PL



# Tranent

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

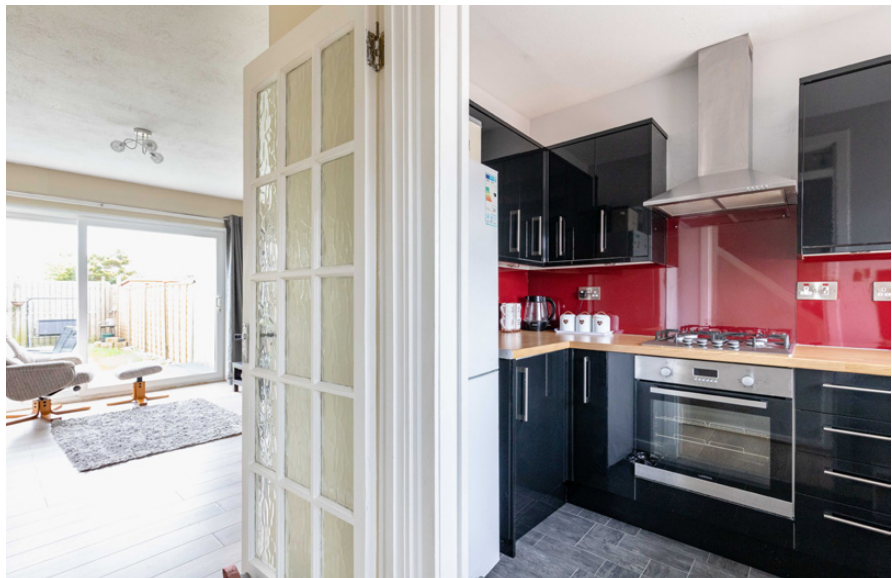


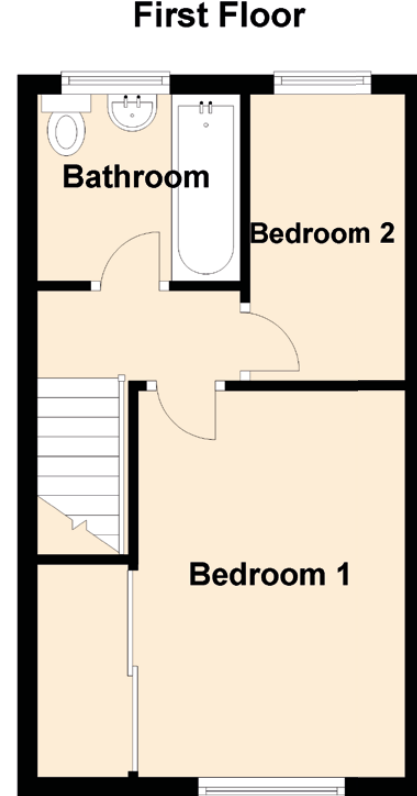
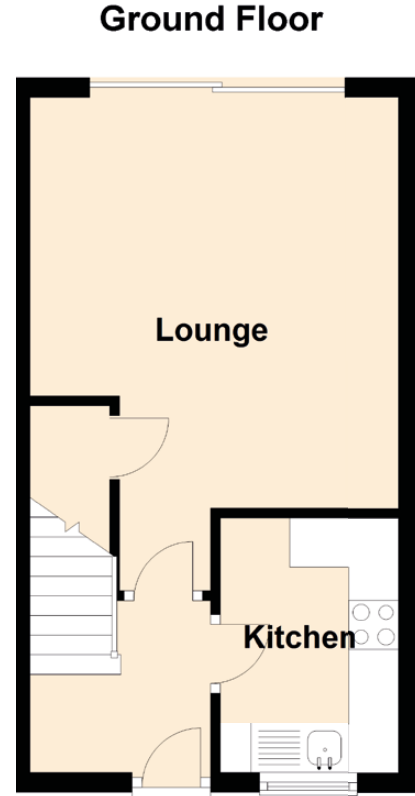
# 26 Carlaverock Terrace

The property offered for sale comprises an extremely attractive terraced villa offering accommodation in excellent decorative order.

Briefly comprising Entrance Hall, Lounge with double glazed patio doors providing access to the rear garden, modern fitted Kitchen, two good sized Bedrooms, master bedroom has a built-in wardrobe and Bathroom with shower overhead.

The property benefits from garden and driveway to front, rear garden, A partial gas central heating system has been installed and this along with comprehensive double glazed window units should ensure a warm yet cost effective living environment.





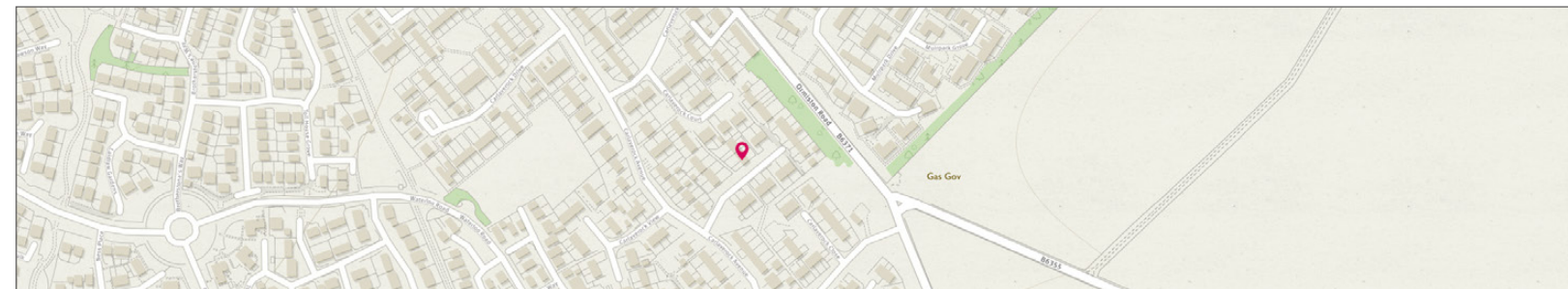
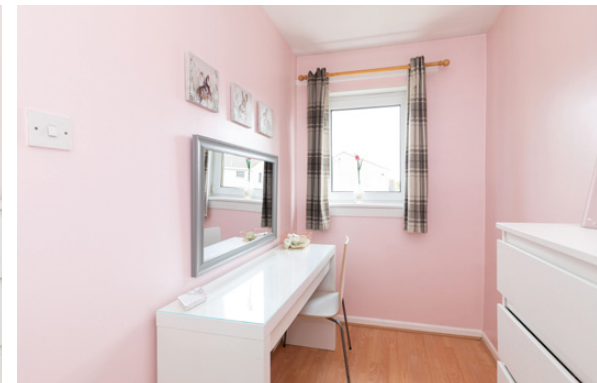
# Specifications

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.76m (12'4")
Kitchen	2.60m (8'6") x 1.82m (6')
Bedroom 1	3.95m (13') x 2.73m (8'11")
Bedroom 2	2.92m (9'7") x 1.56m (5'1")
Bathroom	2.07m (6'9") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 53m<sup>2</sup>

EPC Rating: C





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