




McEwan Fraser Legal

Solicitors & Estate Agents

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7 Market Loan

PARKVIEW, TRANENT, EAST LOTHIAN, EH33 1GD



Tranent

EAST LOTHIAN, EH33 1GD

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.



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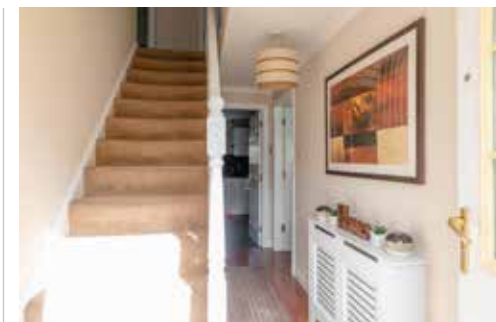
McEwan Fraser Legal is delighted to present this generous four bedroom detached villa to the market. The property is well presented and occupies a generous plot in a quiet, family-friendly development in Tranent. The internal accommodation is well balanced and there is plenty of potential to adapt the property to individual requirements. Internal viewing is highly recommended.

The ground floor is focused on a spacious through lounge which is a naturally bright and airy room. Nicely decorated and finished with laminate flooring, the lounge to the front has ample space for a range of different furniture configurations. The dining area to the rear can seat 6 in comfort and also includes a patio door opening onto the rear garden. The kitchen has been finished to an exacting standard with a full range of base and wall mounted units topped with quartz work surfaces. Induction hob, oven, grill and microwave are all integrated and space is provided for an American style fridge freezer and slimline dishwasher. An attached utility room provides access the WC and boasts further storage and laundry facilities.

Climbing the stairs, the first-floor landing gives access to all four bedrooms, family bathroom and a large loft space for additional storage. The master bedroom is a particularly generous bedroom which is neutrally decorated and carpeted. There is ample floor space for a range of free-standing furniture to complement the integrated wardrobe. The master also enjoys access to an en-suite shower room. The second and third double bedrooms also enjoy integrated wardrobes. The fourth bedroom is a good-sized single bedroom. The internal accommodation is completed by the family bathroom which is partially tiled and includes a three piece white suite with a separate shower cubicle.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally, there is a private front garden laid to lawn in keeping with surrounding properties, a double driveway, and a single integral garage. To the rear, there is a generous enclosed garden also laid to lawn.






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**Part
Exchange
Available**

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