

# 16 Muirpark Wynd

TRANENT, EH33 2PU



*Cleverly extended and beautifully presented,  
this is a home of merit with three bedrooms  
and heaps of family space*



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McEwan Fraser Legal is delighted to bring to the market this spacious, extended and beautifully presented three-bedroom end-terraced home. The property has been cleverly extended to create a fabulous and light-filled family home that is a credit to the current owner.

# THE LOUNGE



The lounge is superb and has been extended to make an exciting public room with a tiled floor and under-floor heating. Sliding doors open to the back garden. The garage has been converted to offer a large dining room and an ideal spot for family dining or entertaining.

# THE DINING ROOM





# THE KITCHEN



The kitchen is sleek with wall and base units, a plethora of integrated appliances, and a breakfast bar. A utility room that doubles as a bar and a guest WC complete the ground floor.



# THE UTILITY & WC







Upstairs, there is a partially tiled three-piece family shower room and three bedrooms, two of which have built-in wardrobes/cupboards, completing the accommodation.

# THE SHOWER ROOM

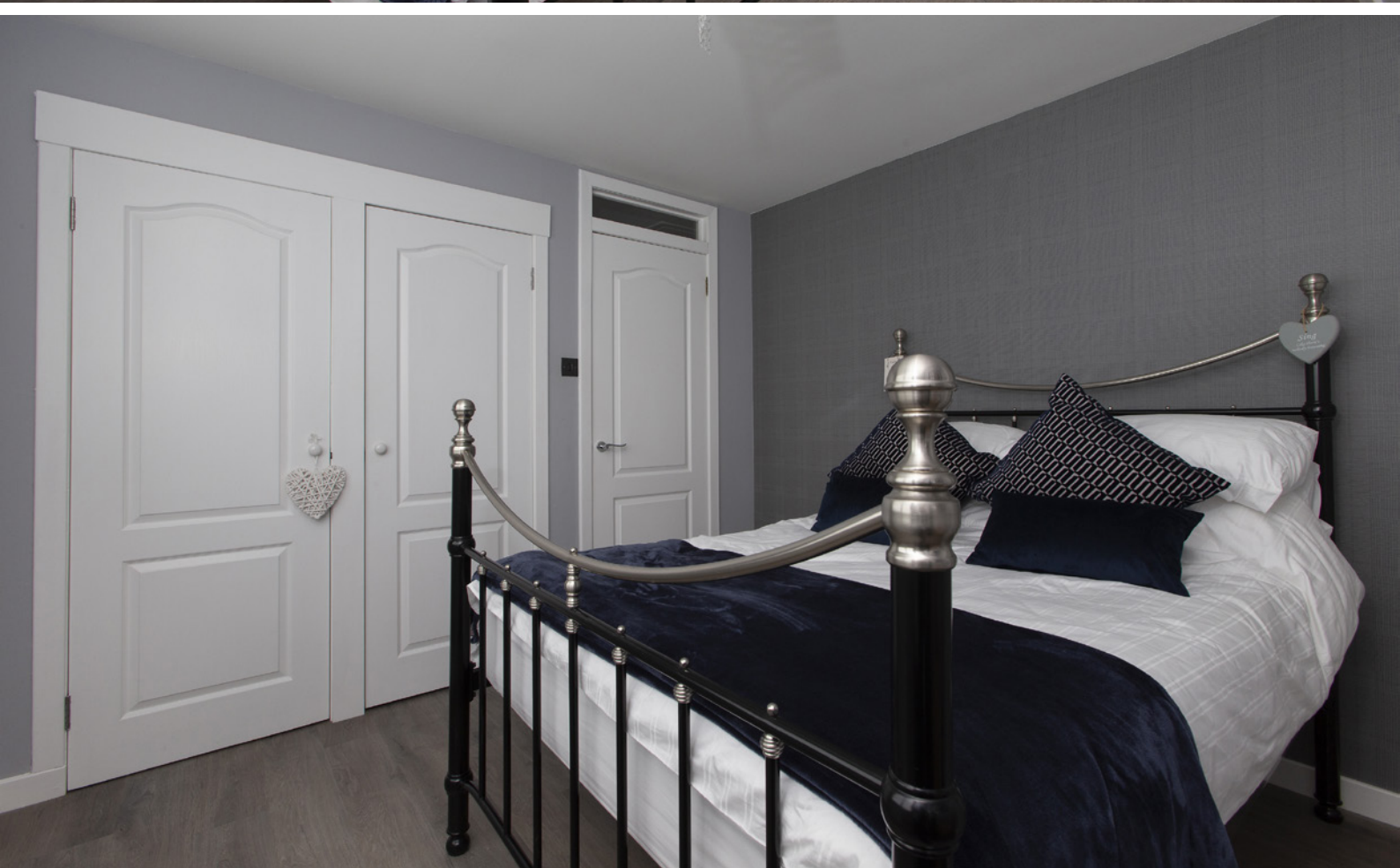


# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





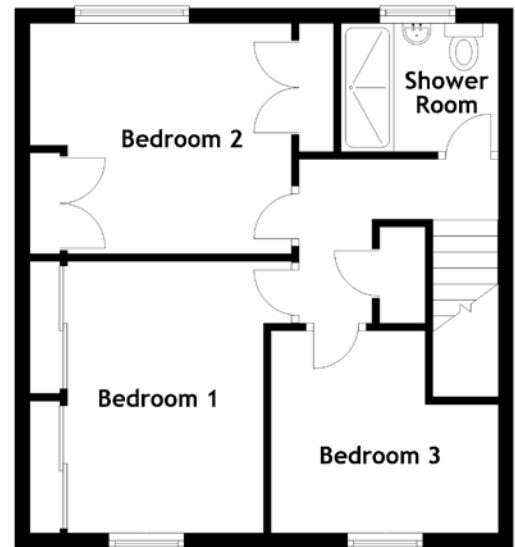
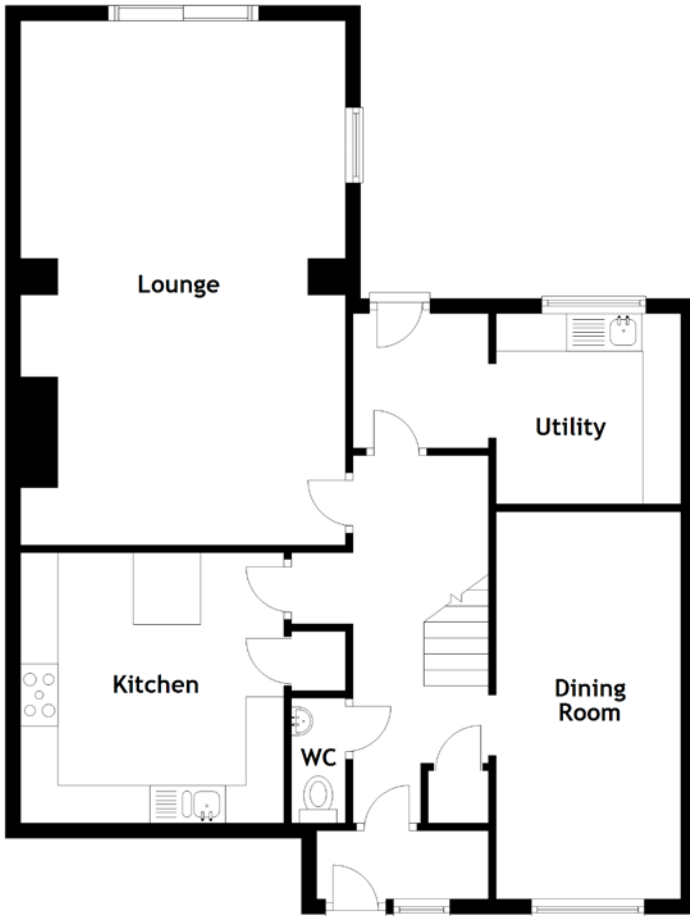
This wonderful home is not over-looked at the back and has fabulous and far-reaching views.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

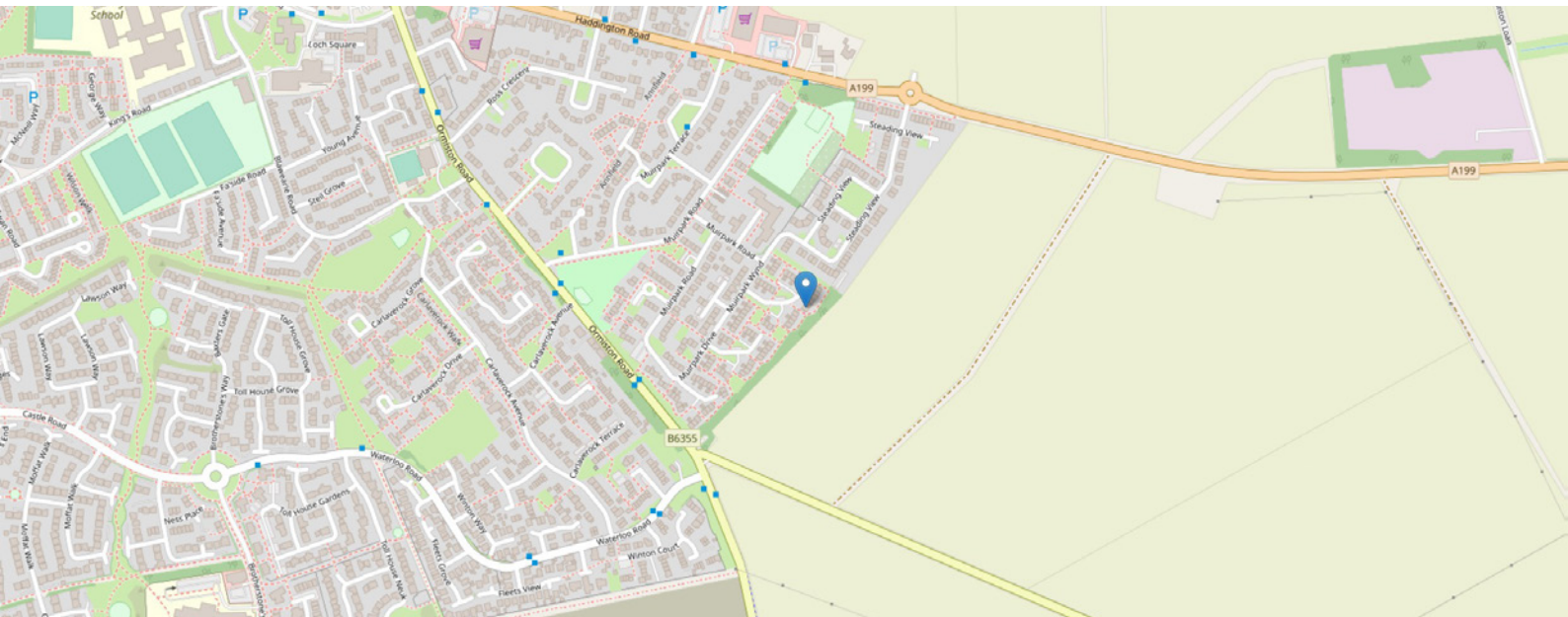
Lounge	6.96m (22'10") x 4.32m (14'2")
Dining Room	5.14m (16'11") x 2.45m (8'1")
Kitchen	3.59m (11'9") x 3.50m (11'6")
Utility	2.53m (8'4") x 2.45m (8'1")
WC	1.66m (5'5") x 0.72m (2'4")

Shower Room

Bedroom 1	3.61m (11'10") x 3.48m (11'5")
Bedroom 2	3.48m (11'5") x 3.06m (10')
Bedroom 3	3.10m (10'2") x 2.85m (9'4")

Gross internal floor area (m<sup>2</sup>): 125m<sup>2</sup>

EPC Rating: C





# THE LOCATION

Tranent is a popular town located in the flourishing county of East Lothian, lying to the East of the city of Edinburgh and located amid pleasant open countryside with excellent beaches nearby at Port Seton, Longniddry, Aberlady and Gullane. Shopping is both convenient and extensive and you will find everything for all your daily requirements on Tranent's High Street.







The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema and Virgin Active Health Club, can all be reached on foot. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award winning restaurants is also nearby. Local leisure and recreational facilities include the open spaces of Princes Street Gardens, Calton Hill and Arthurs's Seat/Holyrood Park. Brunswick is well-connected, with regular bus links to other parts of the city and the tram terminus situated nearby. It will be located close to the tram line (currently in construction) at Leith Walk, linking it to all parts city and the airport. UK-wide connections are available at Waverley Station, which is within walking distance, and for those travelling by car, the city bypass is within easy reach. Edinburgh International Airport is about 9 miles away.



# McEwan Fraser Legal

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