




McEwan Fraser Legal

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2 Stairpark

TRANENT, EAST LOTHIAN, EH33 1ND

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.

2 STAIRPARK TRANENT EH33 1ND

An ideal base for commuting into Edinburgh and surrounding areas. 2 Stairpark is a beautiful detached villa situated around a quiet cul-de-sac within an exclusive estate made up of varying property styles.

kitchen includes ample wall and base units, solid worktops, appliances including an integrated fridge freezer, dishwasher, six gas hob, electric hood and large oven, all of which is sure to appeal to an aspiring chef.

The property is in excellent, walk-in condition having been well cared for by the current owners. extension work has been carried out and each room is extremely well proportioned with double-glazed units and gas central heating installed throughout. The property now boasts four bedrooms, two living rooms, a breakfasting kitchen, a utility, a dining room, a games room, a study, two shower rooms and a family bathroom.

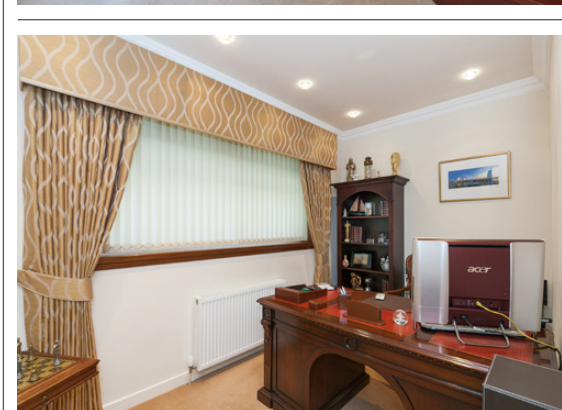
The entertaining courtyard to the side of the property can be accessed from the second living room/family room. In addition, there is a handy utility room, study and with access to the integrated garage. Both shower rooms and the four-piece family bathroom are installed by Victor Paris and are finished to a high standard, the neat shower with sauna function is welcomed addition.

Externally the property has an integral garage with an extensive monobloc driveway for up to four cars alongside a well-maintained garden with lawn and shrubbery. To the side of the property, a large garden space with laid lawn and an additional secure courtyard that would be an ideal space for entertaining guests.

Completing the ground floor, three well-proportioned bedrooms which all have plenty of space for free standing furniture should you require.

On the first floor, a fantastic space, currently being used as a games room could be ideal for any home business owners. The spacious fourth bedroom with built-in wardrobes completes the rooms.

Early viewing is advisable as this generous property is expected to be popular with a variety of buyers, particularly those looking for the ideal base to commute to the many surrounding areas.







SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	6.93m (22'9") x 4.70m (15'5")
Sitting Room	5.20m (17'1") x 3.66m (12')
Kitchen	5.59m (18'4") x 4.10m (13'6")
Dining Room	4.90m (16'1") x 4.47m (14'8")
Study	3.67m (12') x 2.25m (7'5")
Utility	3.40m (11'2") x 1.94m (6'4")
Master Bedroom	4.16m (13'8") x 3.83m (12'7")
Bedroom 2	3.66m (12') x 3.00m (9'10")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Bedroom 4	5.00m (16'5") x 4.55m (14'11")
Bedroom 5/Play Room	10.14m (33'3") x 4.55m (14'11")
Bathroom	2.08m (6'10") x 1.83m (6')
Shower Room	1.73m (5'8") x 1.62m (5'4")
WC	2.46m (8'1") x 0.98m (3'3")
Garage	5.80m (19') x 3.75m (12'4")

Gross internal floor area (m²): 207m²

EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floor coverings, white goods and appliances.

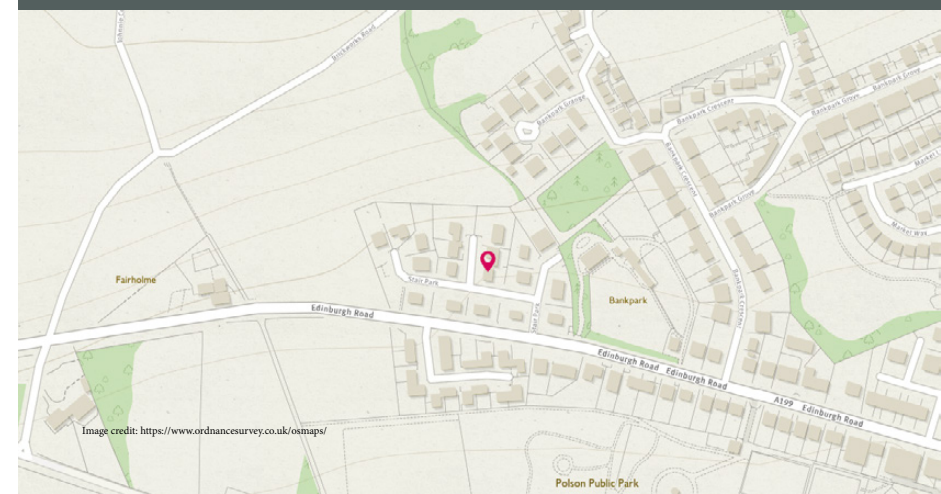


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