

39 Kings Road

TRANENT, EAST LoTHIAN, EH33 2HA



*CHARMING 2-BEDROOM HOME
WITH PRIVATE GARDEN*



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Welcome to this beautifully presented end-terrace home, offering modern comforts and unique features in the heart of Tranent. As you enter, the inviting living room is to your left, a bright and spacious area designed with an eye-catching entertainment wall, complete with an electric fire and French doors leading to the rear garden and decking, ideal for seamless indoor-outdoor living.

The contemporary kitchen boasts an electric hob, integrated oven, microwave, fridge/freezer, dishwasher, and washing machine, along with two convenient storage cupboards. The kitchen also has direct rear access, adding to the home's functional design.







Upstairs, you'll find two generous double bedrooms. A partition wall has been added to create an extra versatile space, perfect as a single bedroom or home office. The three-piece family bathroom completes this level, offering comfort and convenience for everyday living.

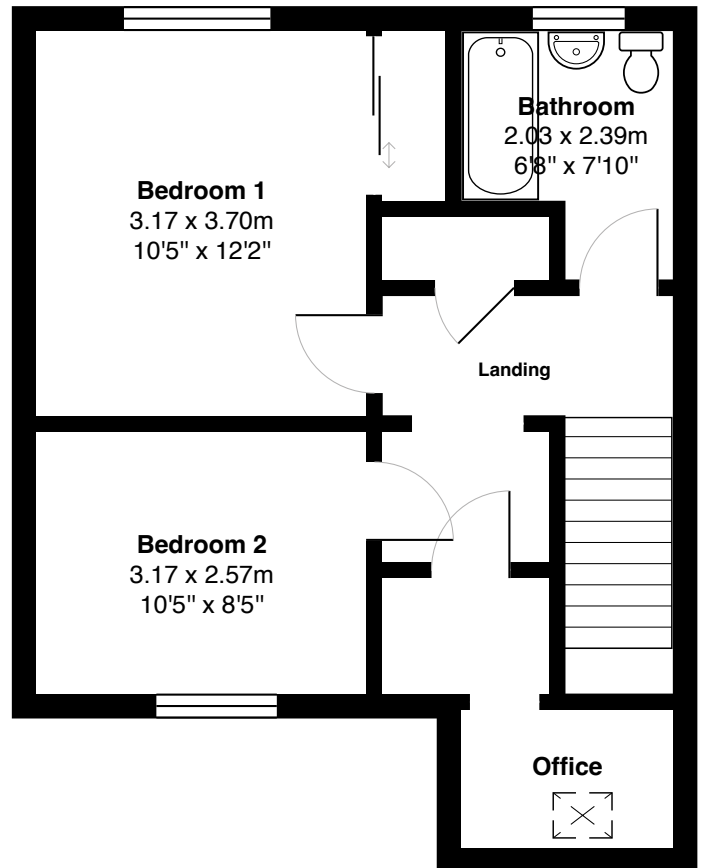
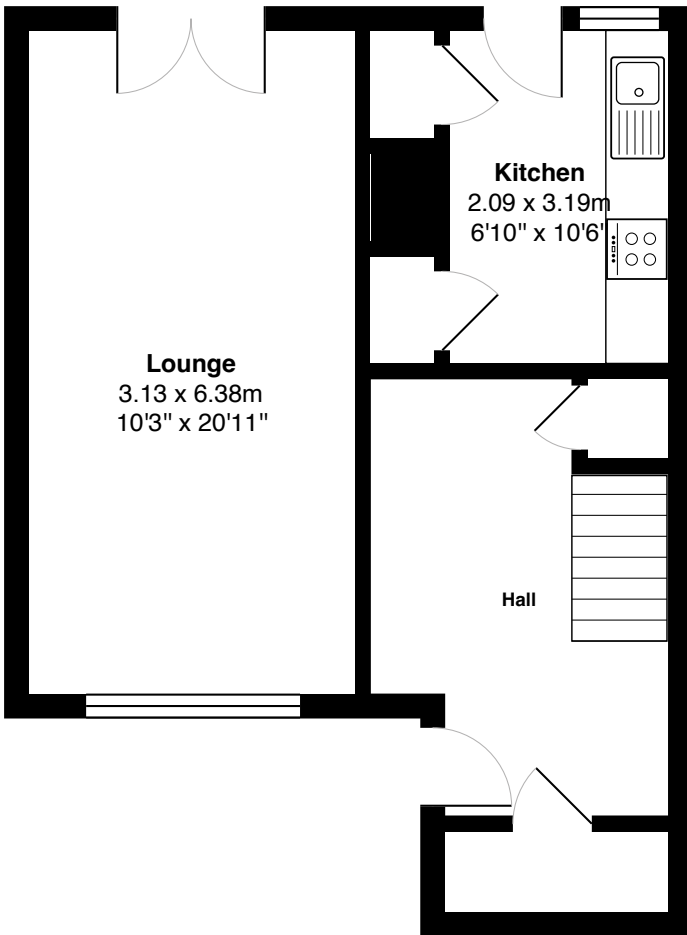




Bedroom 2 & Office







Gross internal floor area (m²): 84m²

EPC Rating: D

The garden is a stand out feature, with an outhouse that has been transformed into a fully outfitted garden pub! Equipped with a bar, pool table, and plenty of space for entertaining, this garden haven is ready for lively gatherings or a relaxing retreat.



This property offers an ideal blend of modern living and unique amenities, perfect for anyone looking to make the most of both indoor and outdoor spaces in a vibrant community.





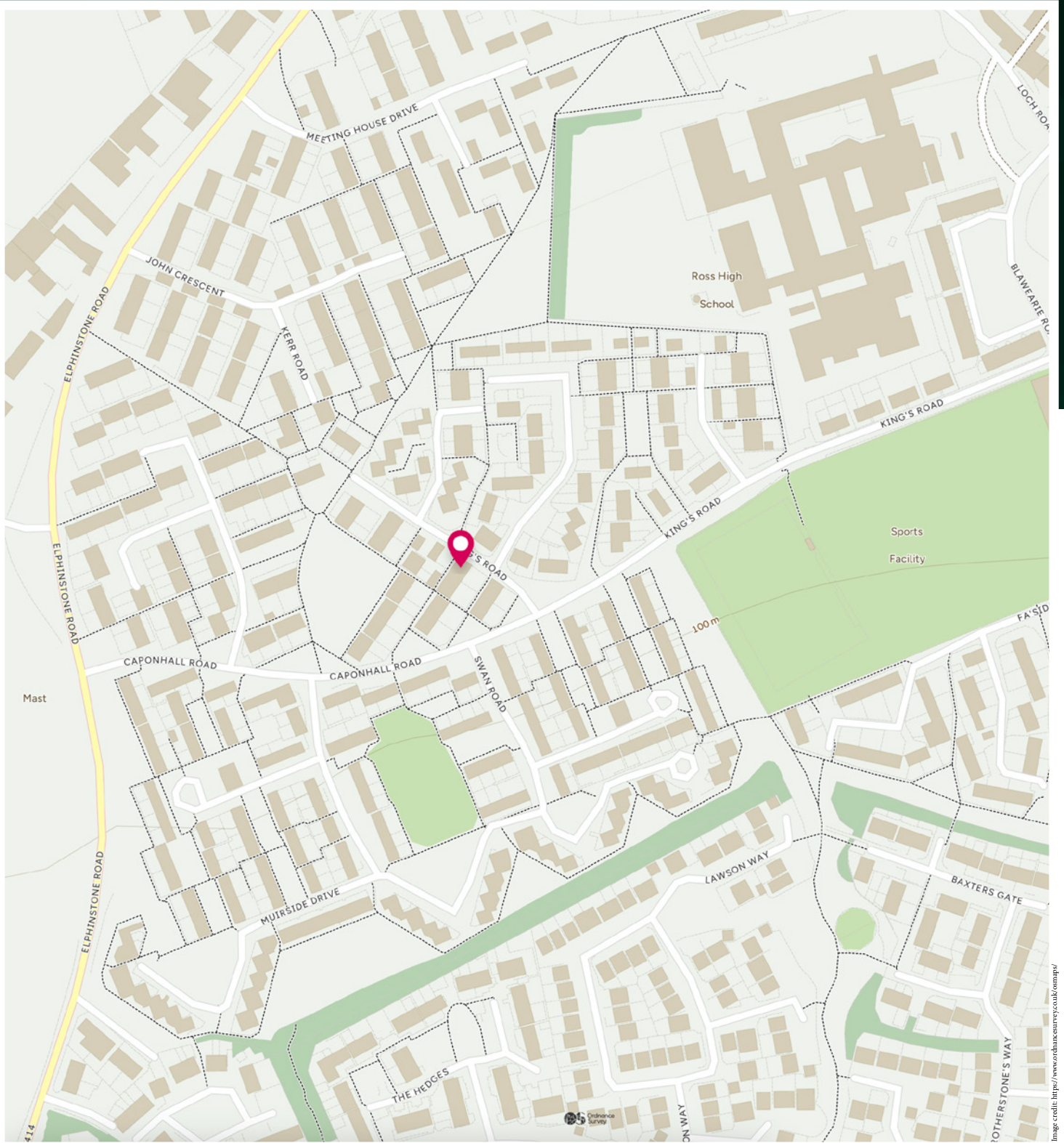


Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses.

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 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
ANDREW DARCY
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Professional photography
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Layout graphics and design
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