

132-134 Church Street

TRANENT, EAST LoTHIAN, EH33 1BL



*SPACIOUS THREE-BEDROOM DETACHED HOME
IN THE EAST LoTHIAN TOWN OF TRANENT*



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Part Exchange available.
Mcewan Fraser Legal is delighted to present to the market two three-bedroom detached family homes in East Lothian's town of Tranent.

Internally the property briefly comprises of a generously proportioned lounge, which is flooded by natural light and flows into the kitchen dining room. The kitchen/diner is bright and spacious and finished to a high standard with integrated appliances and excellent storage. Space this kitchen is somewhere a family could enjoy with bi-fold doors out into the private back garden.









The property benefits from a shower room, which is situated on the ground floor. The master bedroom also has direct access from the bedroom into this shower room with Jack and Jill doors. There are three double bedrooms in the property, the master on the ground floor, and the other two are situated upstairs. There is a three-piece bathroom on the first-floor finished to a high standard.

Access to the first-floor is from the kitchen. It is worth noting that all the bedrooms have built-in wardrobes.



Bedroom 1





Bedroom 2

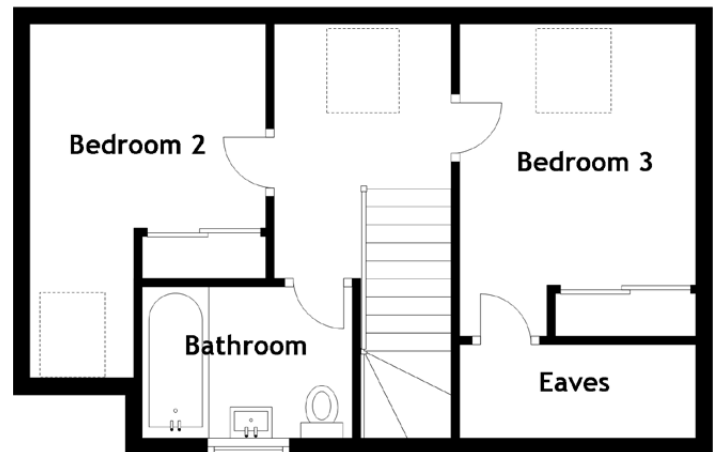
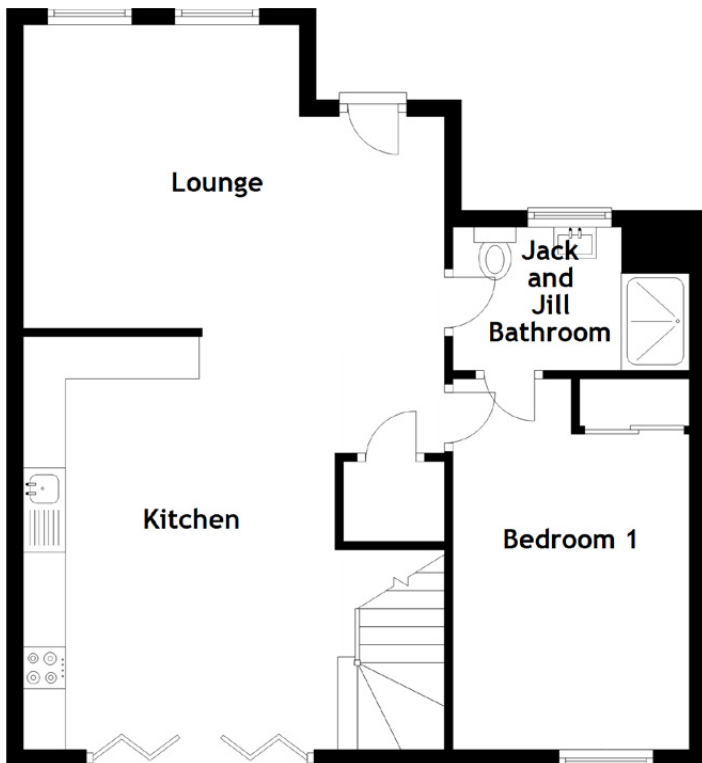




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

| | |
|------------------------|--------------------------------|
| Lounge | 5.00m (16'5") x 3.60m (11'10") |
| Kitchen | 4.90m (16'1") x 3.70m (12'2") |
| Bedroom 1 | 4.40m (14'5") x 2.80m (9'2") |
| Jack and Jill Bathroom | 3.00m (9'10") x 1.70m (5'7") |
| Bedroom 2 | 4.20m (13'9") x 2.80m (9'2") |
| Bedroom 3 | 3.70m (12'2") x 2.80m (9'2") |
| Bathroom | 2.50m (8'2") x 1.80m (5'11") |

The property also benefits from a double driveway, large private back garden as well as an excellent summer house, situated at the top of the back garden which would make for an excellent work-from-home space with power and ethernet cables, ensuring a warm and well-connected office/ additional living space.

Viewing of the property is highly recommended.



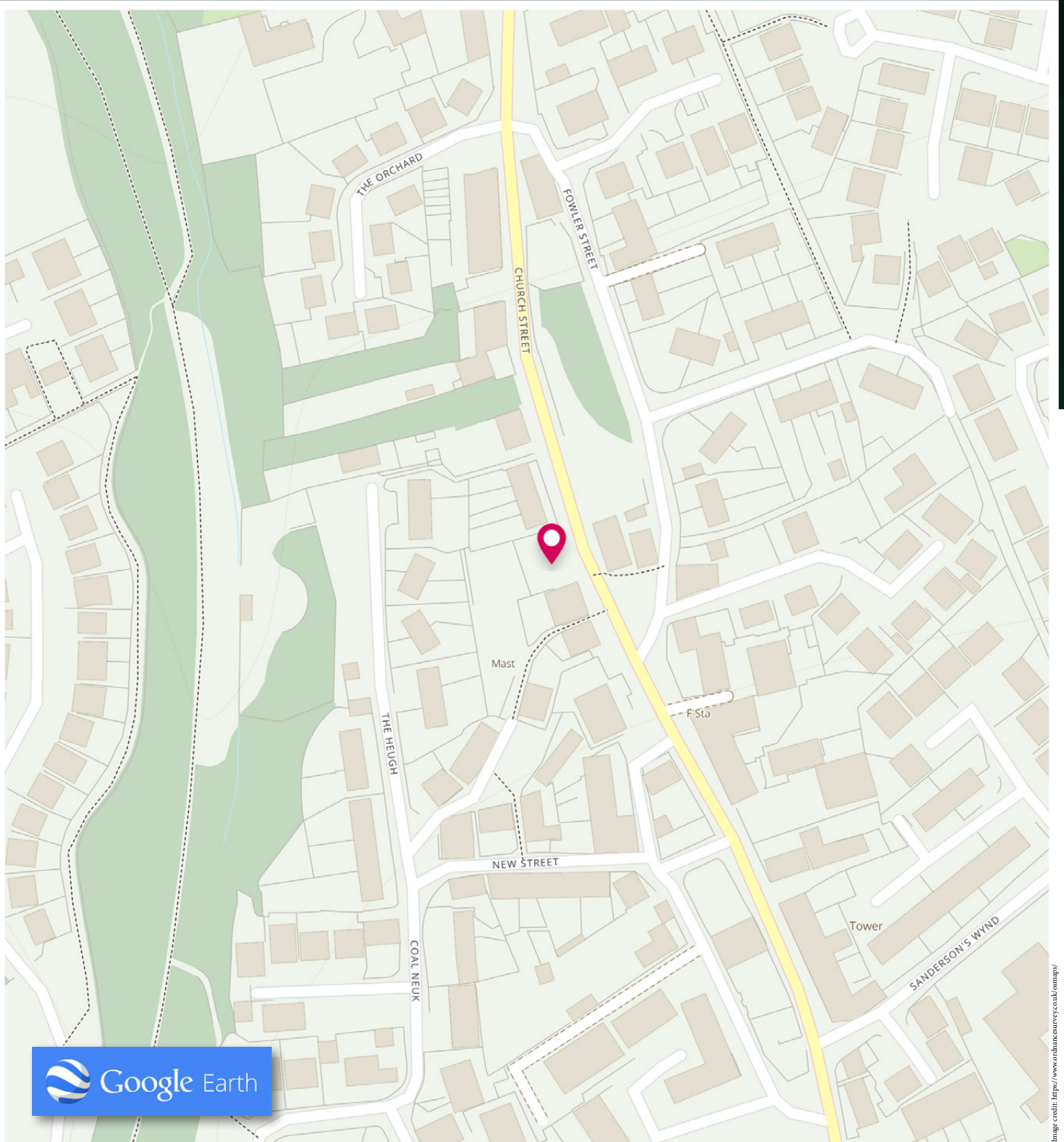


Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses.

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.



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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Photographer



Layout graphics and design
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Designer

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