

4 Fa'side Avenue

TRANENT, EH33 2BS



*Spacious Three Bedroom Terraced House In
East Lothian's Popular Town of Tranent*



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McEwan Fraser Legal is delighted to present this spacious three-bedroom terraced family home in excellent condition, having been well maintained by the current owner.

THE LIVING ROOM



Inside, the property comprises:

- The living room is front facing and is very well proportioned offering various possibilities for freestanding furniture arrangements.
- Fully equipped kitchen which is bright and spacious with access to the private rear garden. Equipped with freestanding appliances and is generously proportioned.

THE KITCHEN



THE SHOWER ROOM



- The property benefits from the main family shower room on the ground floor which is a three-piece shower suite which has a walk-in wet room and there is a two-piece WC on the upper landing.
- There are three generous bedrooms which are double bedrooms and offer excellent storage options.



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE ATTIC

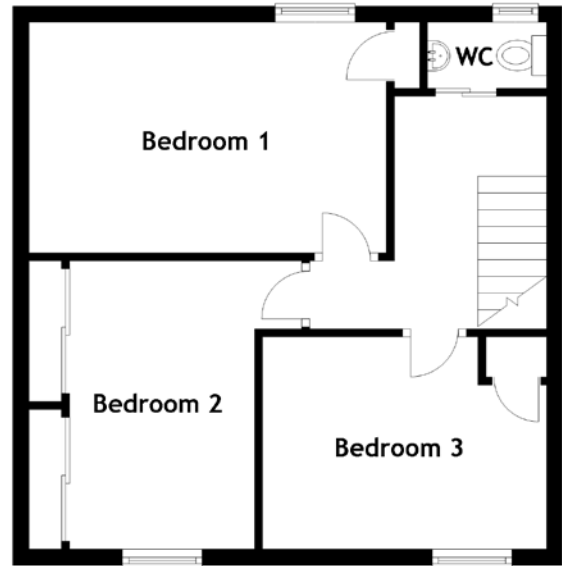
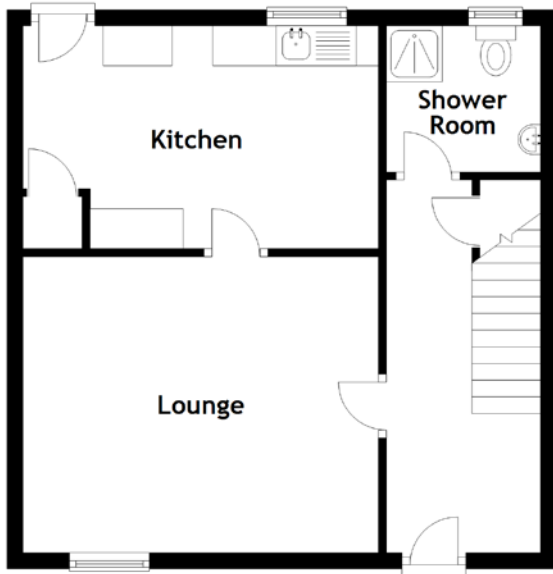


In addition, the property includes spacious front and back gardens with off-street parking at the rear of the property as well as free on-street parking for residents and visitors alike. The house also has modern double glazing and gas central heating making for a warm family home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

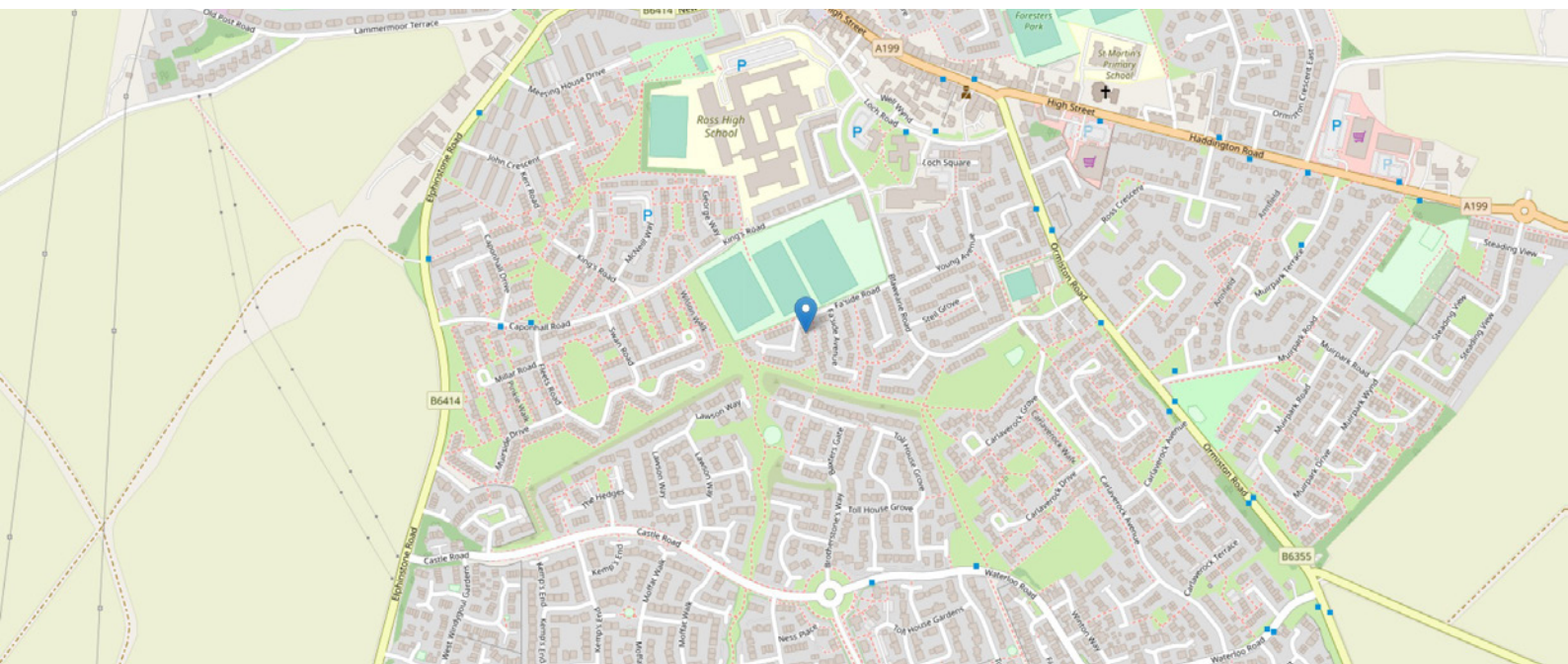


Approximate Dimensions
(Taken from the widest point)

Lounge	4.45m (14'7") x 3.71m (12'2")
Kitchen	4.45m (14'7") x 2.79m (9'2")
Shower Room	1.93m (6'4") x 1.83m (6')
WC	1.49m (4'11") x 0.83m (2'9")

Bedroom 1	4.47m (14'8") x 2.89m (9'6")
Bedroom 2	3.61m (11'10") x 2.91m (9'6")
Bedroom 3	3.56m (11'8") x 2.66m (8'9")
Attic	4.87m (16') x 2.40m (7'11")

Gross internal floor area (m²): 87m²
EPC Rating: D



THE LOCATION

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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