

11 Crown Court

HIGH STREET, TRANENT, EAST LoTHIAN, EH33 1LW



*WITH OFF STREET PARKING
AND A PRIVATE GARDEN*



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Welcome to this delightful three-bedroom semi-detached house, uniquely positioned just off Tranent's bustling High Street. Accessible through a quaint archway from the main street, this hidden gem combines the convenience of town living with the serenity of a private retreat.

As you step through the front door, you are greeted by a welcoming entrance hallway. Straight ahead lies the spacious living room, bathed in natural light and offering a bright, open space perfect for relaxation or entertaining guests. The living room also provides direct access to the private rear garden, an ideal spot for outdoor activities or tranquil moments in the fresh air.







The ground floor also features a modern kitchen, thoughtfully designed and well-equipped with a gas hob, oven, fridge/freezer, and ample worktop and storage space. This contemporary kitchen is perfect for culinary enthusiasts and provides everything needed for family meals and entertaining.







Ascend the stairs to discover three generously sized double bedrooms, each offering a comfortable and peaceful retreat for family members or guests. The newly fitted, modern three-piece bathroom suite on this floor exudes elegance and provides a luxurious space for relaxation.





Bedroom 2





Bedroom 3







Adding to the property's charm and functionality is an attic conversion, accessible via a Ramsay ladder. This large, versatile space can be utilized for storage, a home office, or any other purpose you might envision, enhancing the home's flexibility and appeal.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.69m (15'5") x 4.25m (13'11")	Bathroom	2.04m (6'8") x 1.83m (6')
Kitchen	3.67m (12') x 2.95m (9'8")	Attic	5.84m (19'2") x 5.52m (18'1")
Bedroom 1	3.54m (11'7") x 2.95m (9'8")	Gross internal floor area (m ²): 78m ² EPC Rating: D	
Bedroom 2	3.90m (12'10") x 2.24m (7'4")		
Bedroom 3	2.88m (9'6") x 2.84m (9'4")		



This exceptional property, with its blend of modern amenities and unique location, offers a perfect balance of town convenience and private comfort. Don't miss the opportunity to make this enchanting house your new home in Tranent.



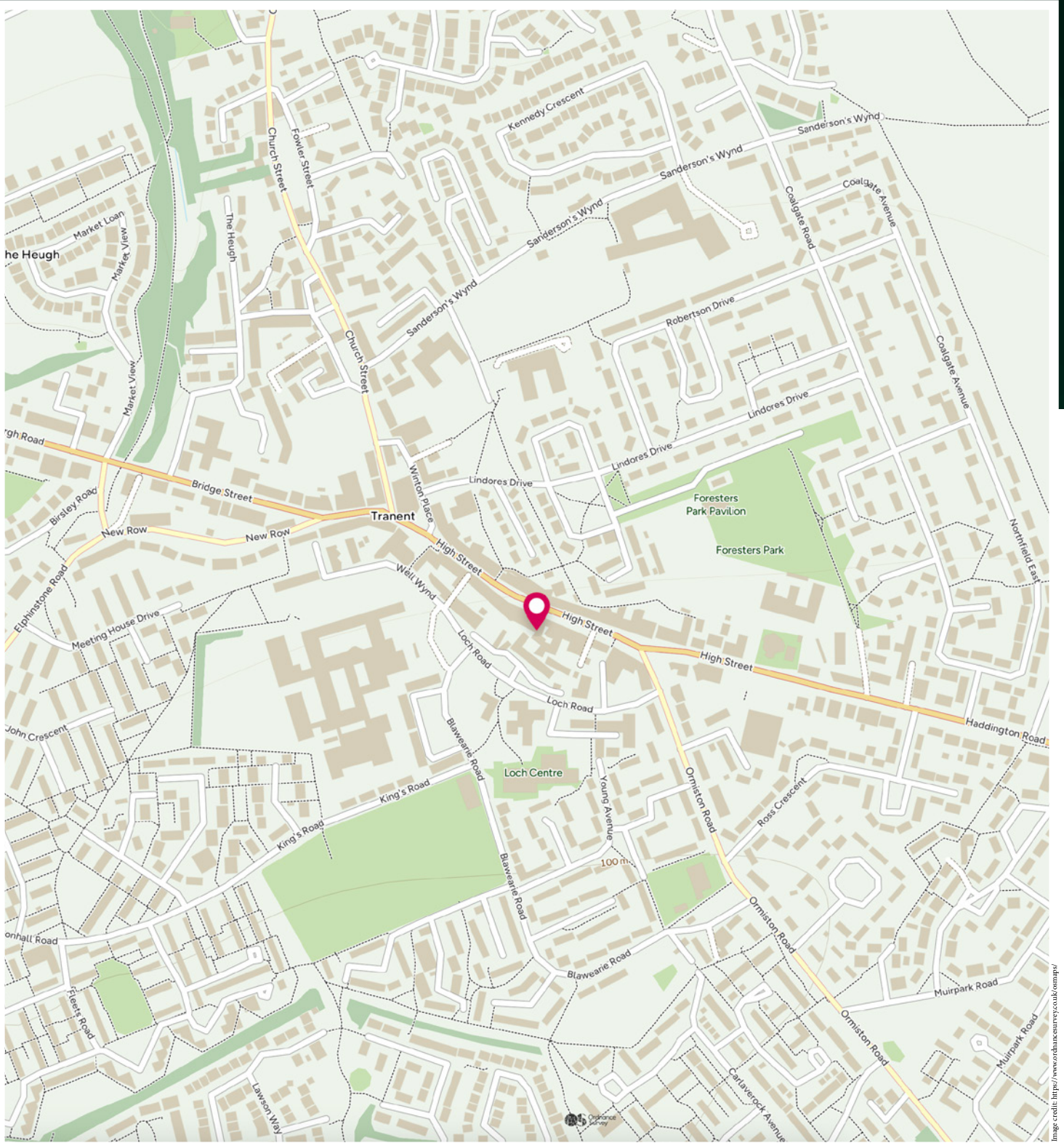


Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses.

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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