

13 Inchkeith Grove

TRANENT, EAST LoTHIAN, EH33 1FL



*SPACIOUS FOUR BEDROOM DETACHED
HOUSE IN TRANENT.*



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McEwan Fraser Legal is delighted to present this four bedroom detached house in Tranent. The property is in walk-in condition. Inside, the property comprises of:

- Fully equipped kitchen with gas hob, fan oven and free-standing white goods. Accessed from the kitchen and providing access to the rear garden is the utility room which is equipped with a free-standing washing machine.
- Spacious living area with access to the dining area which is bright and spacious with light from both sides of the building. The dining area also gives access to the recently landscaped rear garden.
- The property has four well-proportioned bedrooms of which three are double bedrooms. The master bedroom has access to an en suite shower room.
- Two and a half bathrooms with the main family bathroom which is a three-piece suite with a shower over the bath as well as an en-suite shower room and downstairs WC to accommodate visitors.
- The garage which has side access has been equipped as a working gym with additional storage space.

In addition to this, the property includes gas central heating, full double glazing, a driveway suitable for two cars and there is a single garage that could accommodate a smaller vehicle.

The Lounge





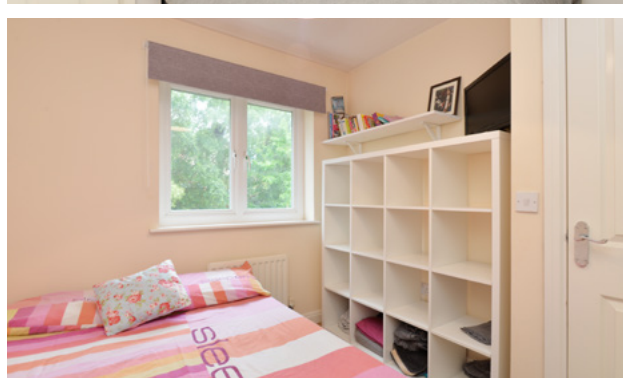
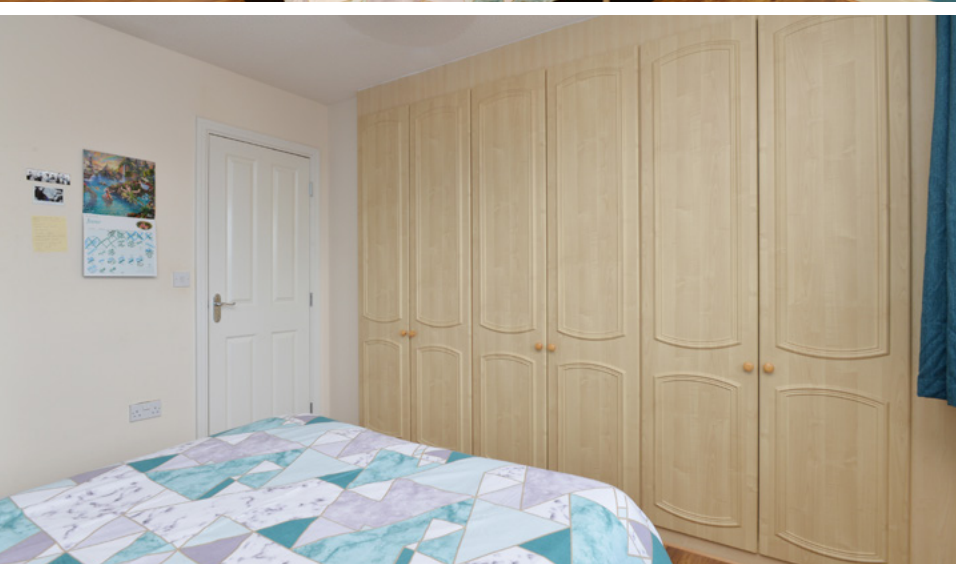
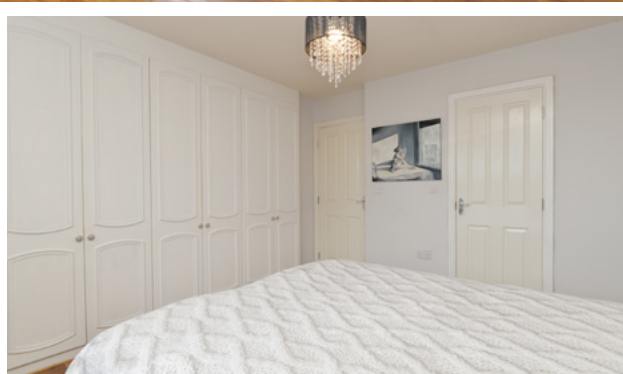
Dining Room



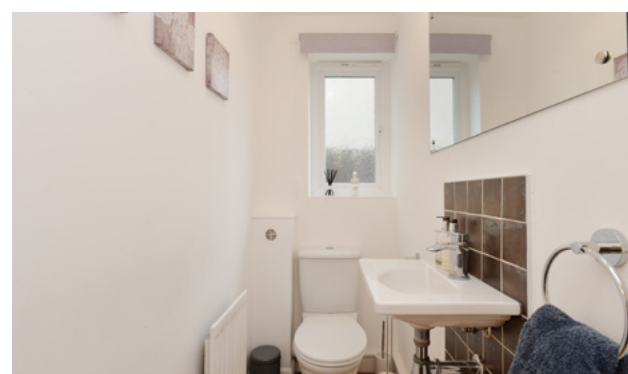
The Kitchen

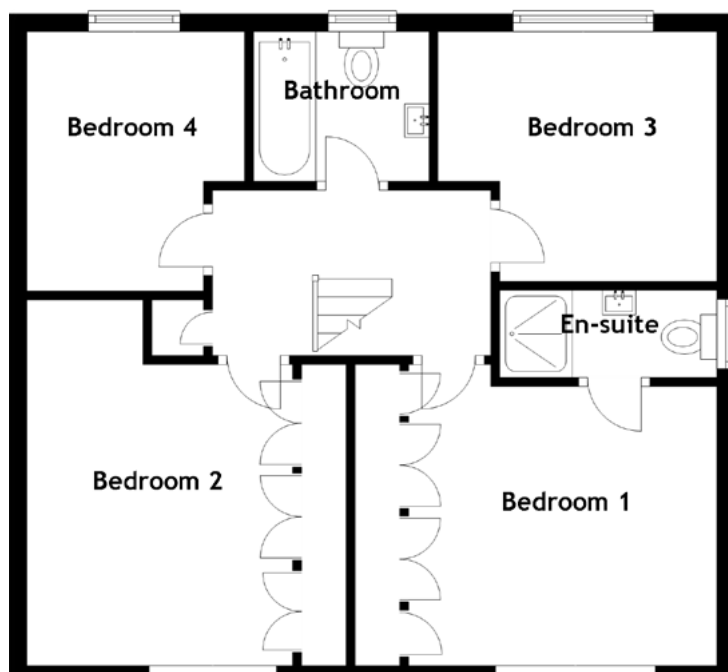
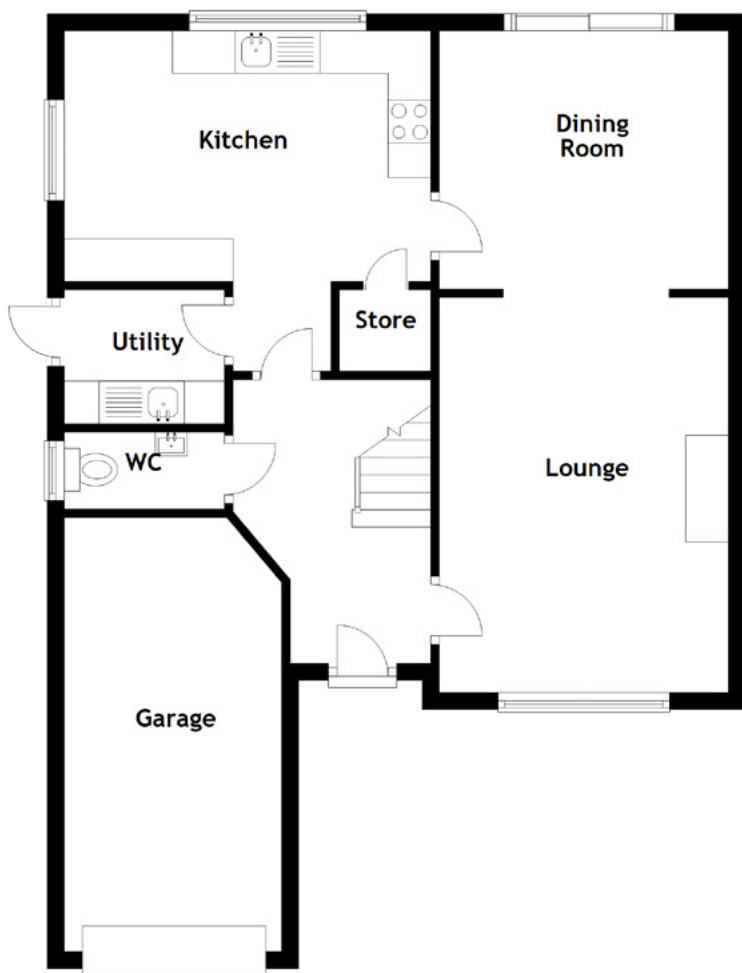


The Bedrooms



The Bathrooms



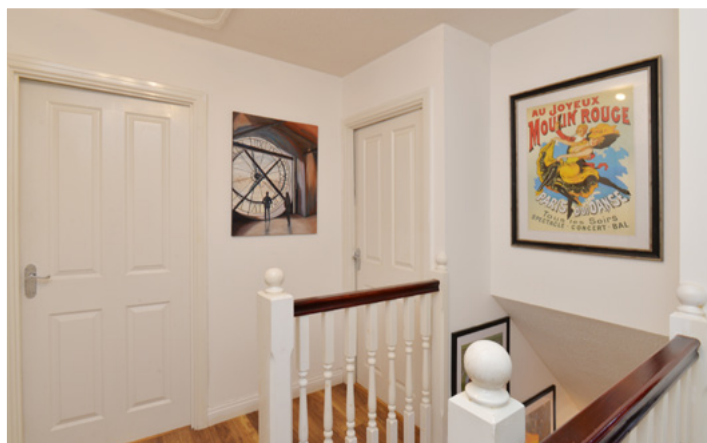
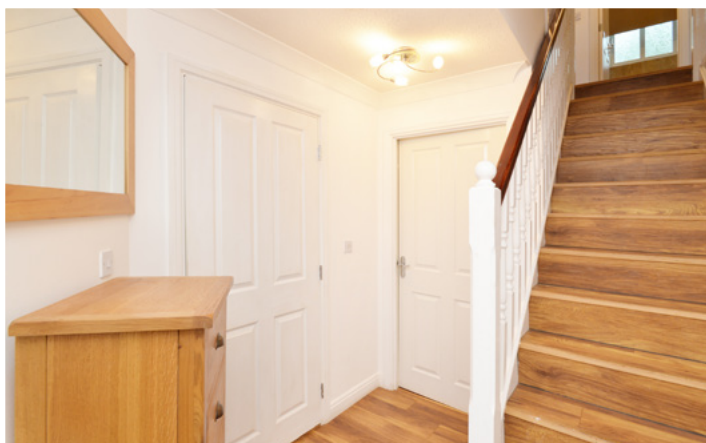


Approximate Dimensions (Taken from the widest point)

Lounge	4.63m (15'2") x 3.39m (11'1")
Kitchen	4.30m (14'1") x 2.94m (9'8")
Dining Room	3.39m (11'1") x 3.03m (9'11")
Utility	1.88m (6'2") x 1.57m (5'2")
WC	1.88m (6'2") x 0.90m (2'11")
Garage	5.09m (16'8") x 2.55m (8'4")
Bedroom 1	3.75m (12'4") x 3.34m (10'11")
Bedroom 2	4.10m (13'5") x 2.98m (9'9")

Bedroom 3	2.97m (9'9") x 2.80m (9'2")
Bedroom 4	2.91m (9'7") x 2.44m (8')
Bathroom	1.97m (6'6") x 1.68m (5'6")
En-suite	2.44m (8') x 0.98m (3'3")

Gross internal floor area (m²): 113m²
EPC Rating: C



The Garden





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 10 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.

The Location

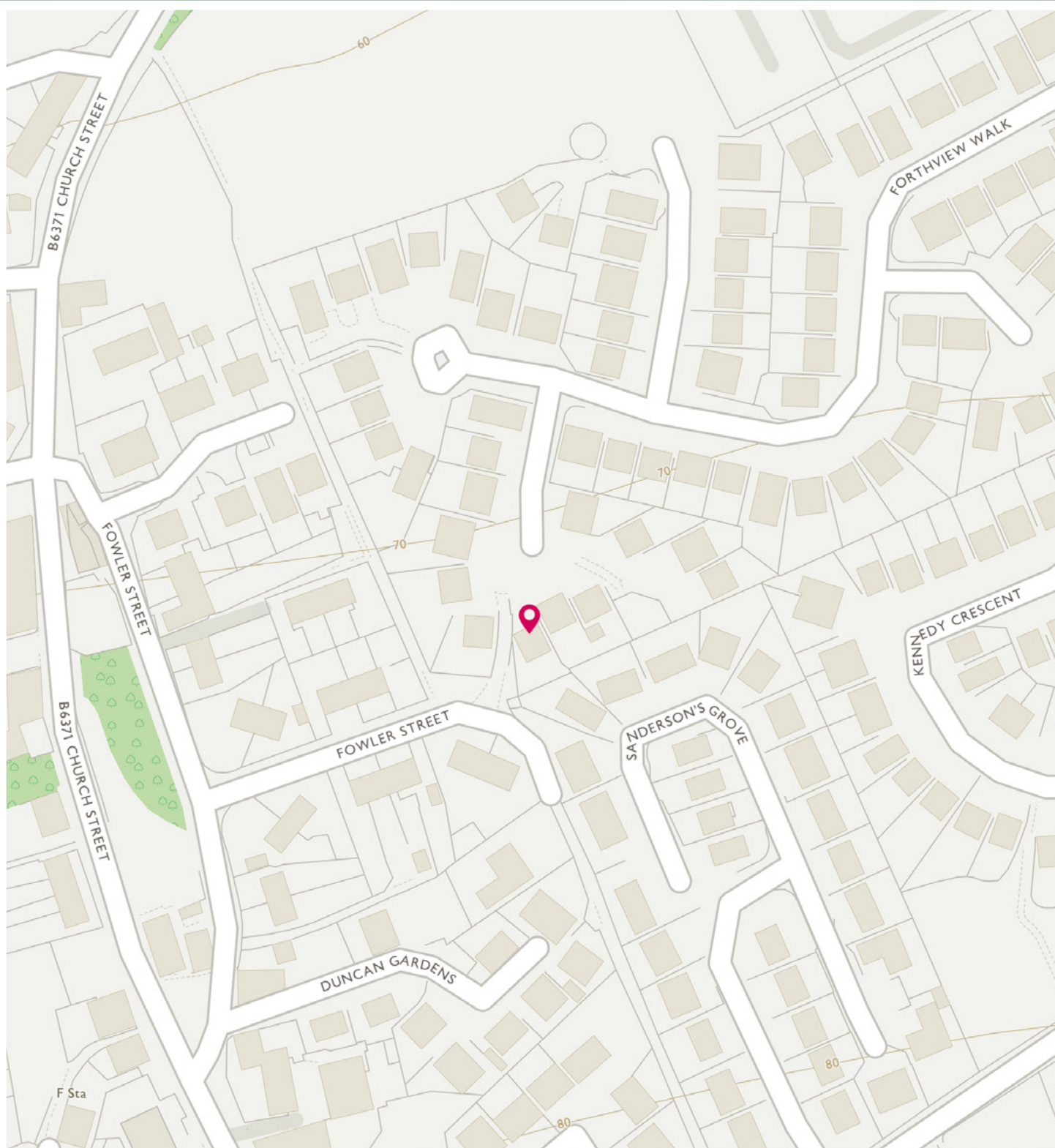


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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