

17 Coalgate Road

TRANENT, EAST LoTHIAN, EH33 1JQ



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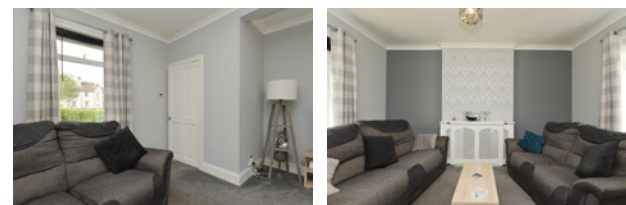


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McEwan Fraser is delighted to present this four-bedroom semi-detached house to the market. The property sits on a generous corner plot with off-street parking, a private front garden, and a low-maintenance rear garden. The property is presented in good order and also benefits from gas central heating and double glazing.

THE LIVING ROOM



Internal accommodation is focused on a bright dual-aspect living room that enjoys contemporary décor and plenty of space for a large suite and supporting furniture. The proportions will give a new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



There is a dining kitchen adjacent to the living room which enjoys a generous range of base and wall-mounted units that include an integrated induction hob and an electric oven. Space is provided for further freestanding appliances. Ground floor accommodation is completed by the fourth bedroom which is a generous room with ample space for a double bed and a full range of bedroom furniture. This bedroom could easily be utilised as a second public room or a home office which underlines the tremendous versatility of the property.



BEDROOM 4





Upstairs, there are three further bedrooms and a bathroom. Bedroom one is a large double with several fitted wardrobes and plenty of floor space for additional furniture. Bedroom two is a further large double bedroom. Bedroom three is a smaller double but the perfect size for a child's bedroom with a single bed and generous floor space. The bathroom boasts excellent levels of natural light and is finished with a three-piece white suite and a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

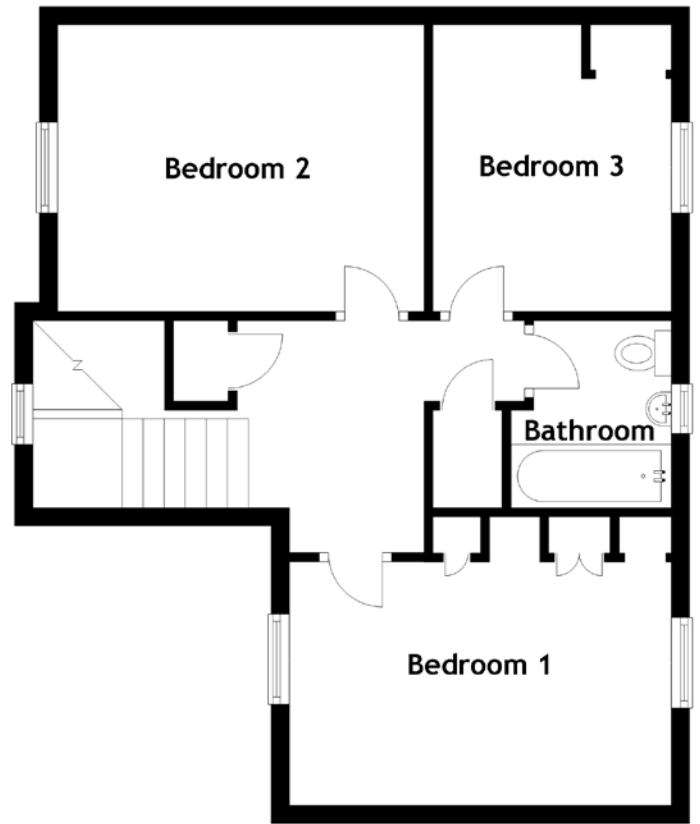
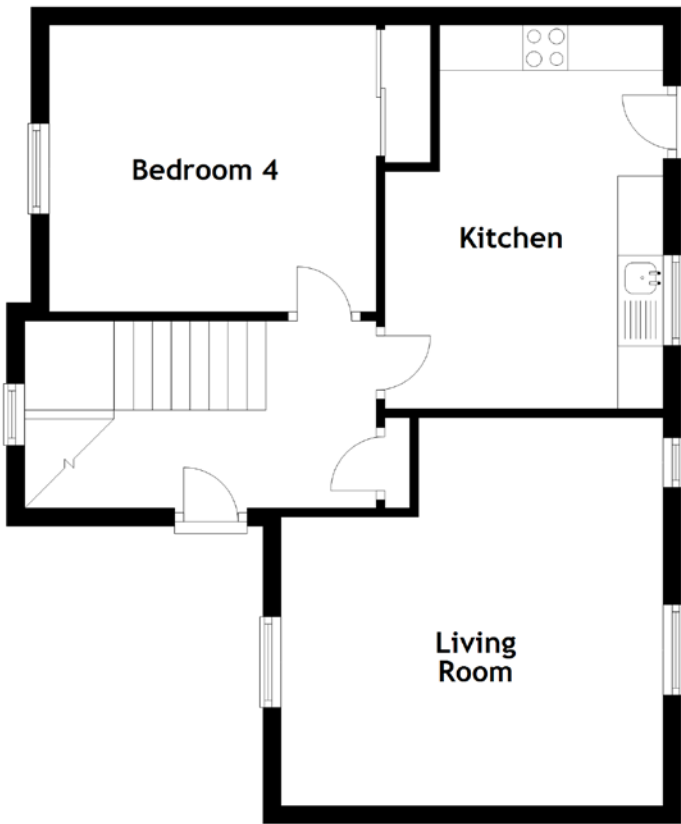


Externally, the property sits behind a private front garden which is laid to lawn and bordered by mature hedges. To the side, there is ample parking for three cars. The rear garden is largely paved and also has a decked area. This affords easy maintenance and excellent entertaining space.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

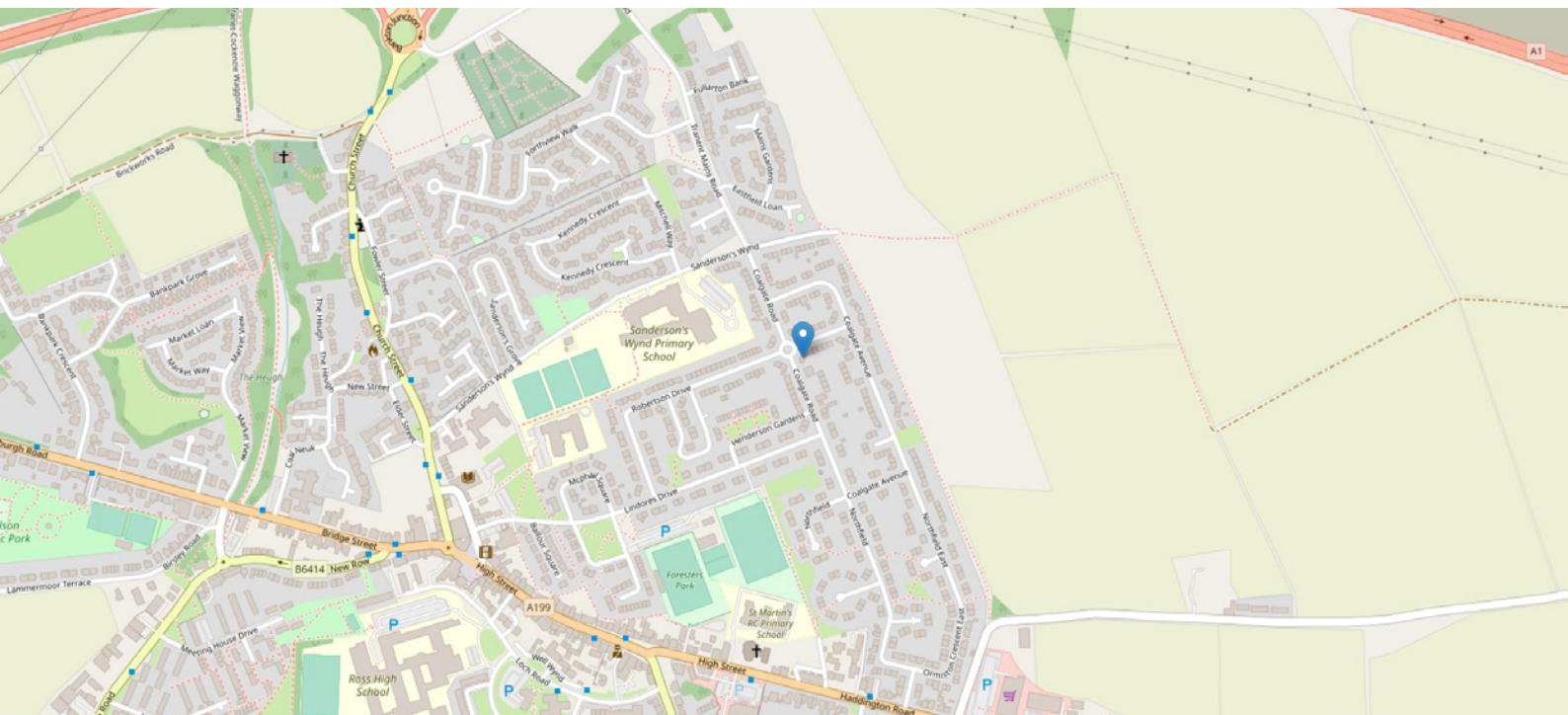


Approximate Dimensions (Taken from the widest point)

Living Room 4.29m (14'1") x 4.22m (13'10")
 Kitchen 4.24m (13'11") x 3.07m (10'1")
 Bedroom 4 3.61m (11'10") x 3.17m (10'5")
 Bathroom 2.07m (6'9") x 1.77m (5'10")

Bedroom 1 4.22m (13'10") x 3.22m (10'7")
 Bedroom 2 4.05m (13'3") x 3.17m (10'5")
 Bedroom 3 3.17m (10'5") x 2.69m (8'10")

Gross internal floor area (m²): 106m²
 EPC Rating: E



THE LOCATION

Tranent is a historic town in East Lothian, located just off the A1, and offers a mix of modern housing developments surrounding the old town centre with its traditional stone-built buildings.





The vibrant centre has supermarkets including an ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office, whilst Fort Kinnaird and Straiton retail parks have an extensive range of major high street names, restaurants, and a multi-screen cinema. Set amid rolling countryside, Tranent is well-placed for access to the East Lothian coastline and many superb beaches. Commuting into Edinburgh, there is direct access via the A1 to the city bypass and A199. There are also regular bus services available from the High Street, and train services from nearby Musselburgh, Wallyford, or Prestonpans.



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