

13 Haddington Road

TRANENT, EAST LoTHIAN, EH33 1LR



*Extended three-bedroom semi-detached house,
presented in excellent condition*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser is delighted to present this extended three-bedroom semi-detached house to the market. Presented in excellent condition, the property has a ground-floor double bedroom, two first-floor double bedrooms, an en-suite bathroom, a shower room, two public rooms, a contemporary kitchen, a sunny south-facing garden, and a detached garage which has been converted to provide dedicated office space.

THE LIVING ROOM



Internal accommodation is focused on a stylish living room that has exposed floorboards and neutral décor. A contemporary fireplace gives the room a natural focal point but the shape and proportions of the room give plenty of flexibility for a new owner to create their ideal entertaining space.

THE KITCHEN



The contemporary kitchen is adjacent to the living room and has a full range of base and wall-mounted units set against a tiled splashback. There is plenty of prep and storage space for the aspiring chef alongside a range of integrated appliances. The kitchen gives access to the rear extension which is currently utilised as a dining room. The dining room has patio doors opening onto a rear deck which creates a free-flowing entertaining space. Off the dining room is the utility room which houses the washing machine, dryer, boiler, and freezer, as well as an additional sink and an external door onto the driveway.



THE DINING ROOM



THE UTILITY ROOM



Bedroom three is also on the ground floor. A generous double, there is ample space for a large frame bed and plenty of supporting furniture. The bedroom is supported by a shower room across the hall which completes the ground floor accommodation.

BEDROOM 3



THE SHOWER ROOM



Climbing the stairs, the first-floor landing gives access to two further large double bedrooms. Bedroom one is illustrated with a super king-size and has an integrated wardrobe. There is plenty of space for a full range of supporting furniture. Bedroom one also has access to a large en-suite bathroom which is partially tiled and includes a three-piece suite with a shower over the bath. Bedroom two is a large double bedroom with integrated wardrobes.



BEDROOM 1



BEDROOM 2



Externally, the property sits back from the road behind a traditional stone wall that has iron gates opening to a large multi-car driveway. The driveway gives access to a large detached garage that has been partially converted to provide storage space and a dedicated office. The rear garden is south-facing and naturally bright. Largely laid to lawn and bordered by mature flower beds, the garden also has a large deck for entertaining.

For extra warmth and comfort, the property has gas central heating and double glazing.

This is a large and flexible period house which is the perfect alternative to the newly built homes in the area.

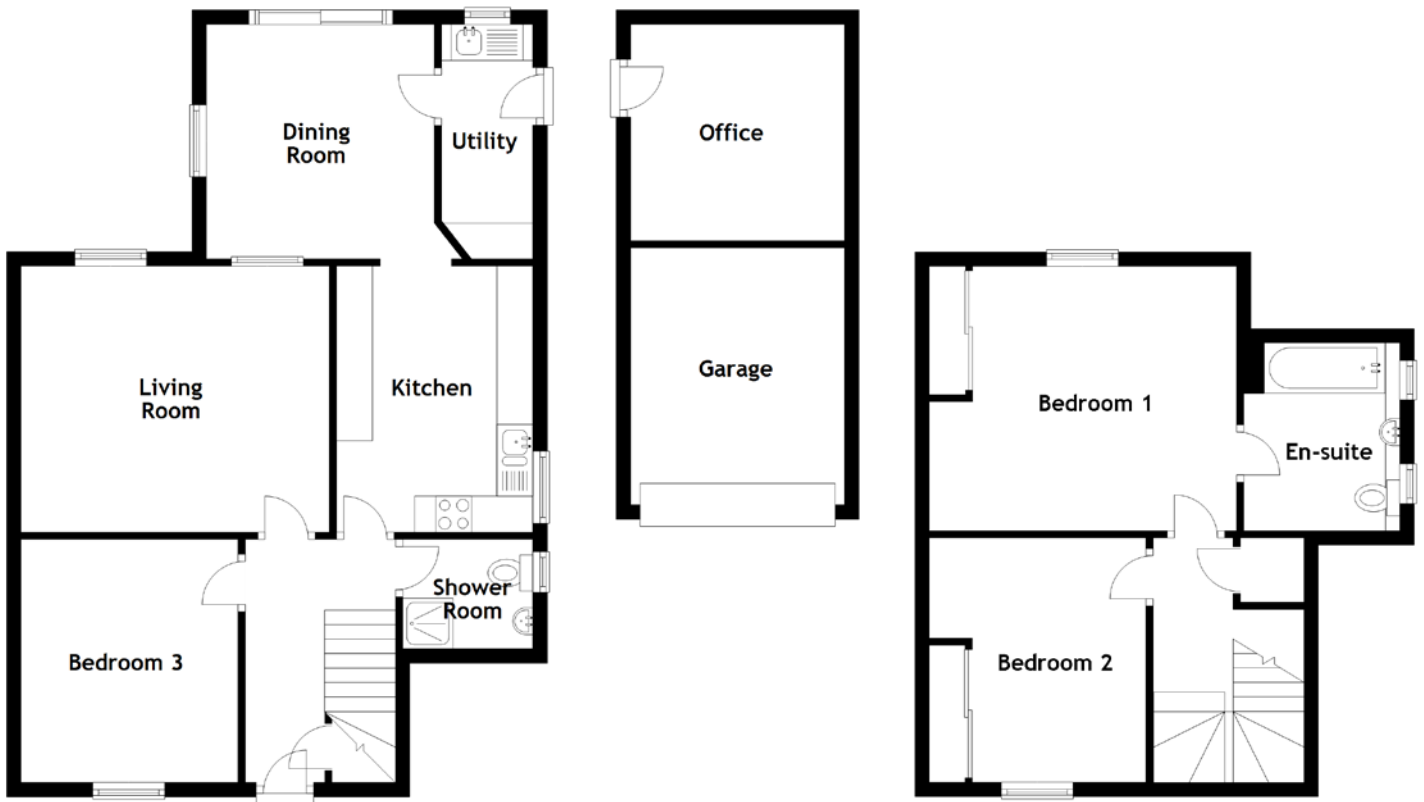
EXTERNALS



THE OFFICE/GARAGE



FLOOR PLAN, DIMENSIONS & MAP

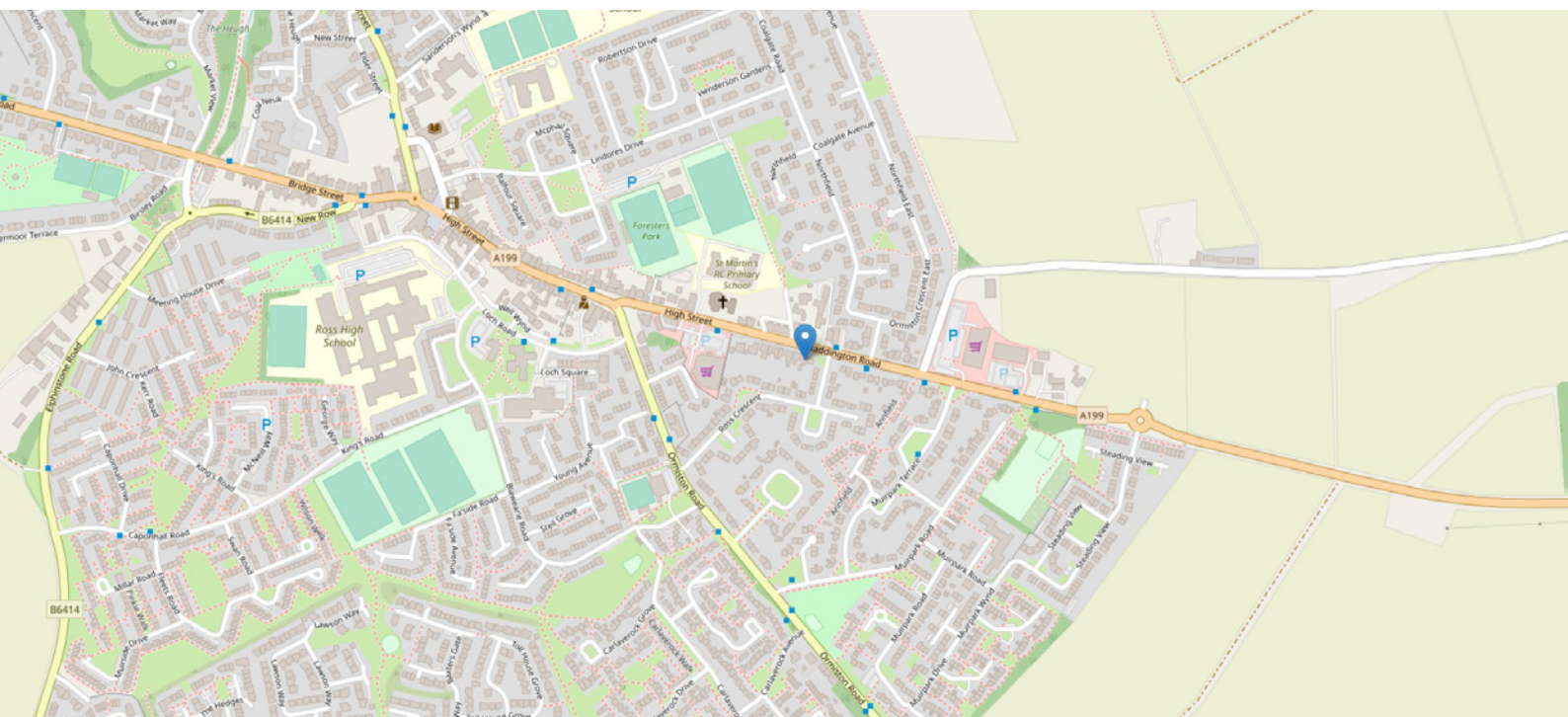


Approximate Dimensions (Taken from the widest point)

Living Room	4.29m (14'1") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 2.73m (8'11")
Utility	3.26m (10'8") x 1.27m (4'2")
Dining Room	3.26m (10'8") x 3.17m (10'5")
Bedroom 3	3.38m (11'1") x 3.02m (9'11")
Shower Room	1.81m (5'11") x 1.52m (5')

Bedroom 1	4.27m (14') x 3.71m (12'2")
En-suite	2.62m (8'7") x 2.17m (7'1")
Bedroom 2	3.40m (11'2") x 3.04m (10')
Garage	3.57m (11'9") x 2.97m (9'9")
Office	3.01m (9'10") x 2.97m (9'9")

Gross internal floor area (m²): 104m²
EPC Rating: C



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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.