



2 McPhail Square
Tranent, East Lothian, EH33 1DF

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage.
- Access to attic storage space.
- Good sized living room with feature electric fire.
- Dining kitchen with appliances.
- Three generously proportioned double bedrooms.
- Shower room.
- Gas central heating.
- Double glazing.
- Private garden area to front.
- Extensive driveway leading to garage at rear.
- Enclosed good sized garden at rear.
- External storage cupboard.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A rarely available semi-detached bungalow situated within the popular East Lothian town of Tranent, an ideal commuter base into Edinburgh City Centre and to the south with its close proximity to the A1. The property is set on a spacious corner plot and would make an ideal family home in an excellent location.

COUNCIL TAX BAND -
TRAIN STATION -
AIRPORT -
BUSES -

C.
APPROXIMATELY 1.5 MILES TO PRESTONPANS TRAIN STATION.
APPROXIMATELY 21 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

LOCATION

McPhail Square is situated in the popular town of Tranent in East Lothian. The town has a well-established High Street that provides a wide selection of shops and amenities for everyday needs. A selection of superstores including many well-known High Street stores are located at the Fort Retail Park, which can be easily reached by car. Sporting and recreational facilities in the area include a wide choice of golf courses, a swimming pool and leisure centre. The property is ideal for those wishing to combine the advantages of living in a country town while still being convenient for commuting to Edinburgh. The town has three primary schools and a secondary; Ross High School, with the independent Loretto's in Musselburgh. The City Bypass is easily accessed, with a frequent public transport system operating regular bus services to Edinburgh City Centre and surrounding towns. Rail travel to Edinburgh is also an easy option with local train station at Prestonpans.

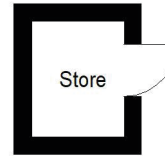
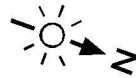
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THE FREESTANDING WARDROBES WITHIN ALL THE BEDROOMS WILL BE INCLUDED IN THE FOR SALE PRICE.



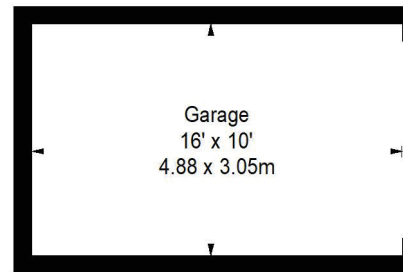
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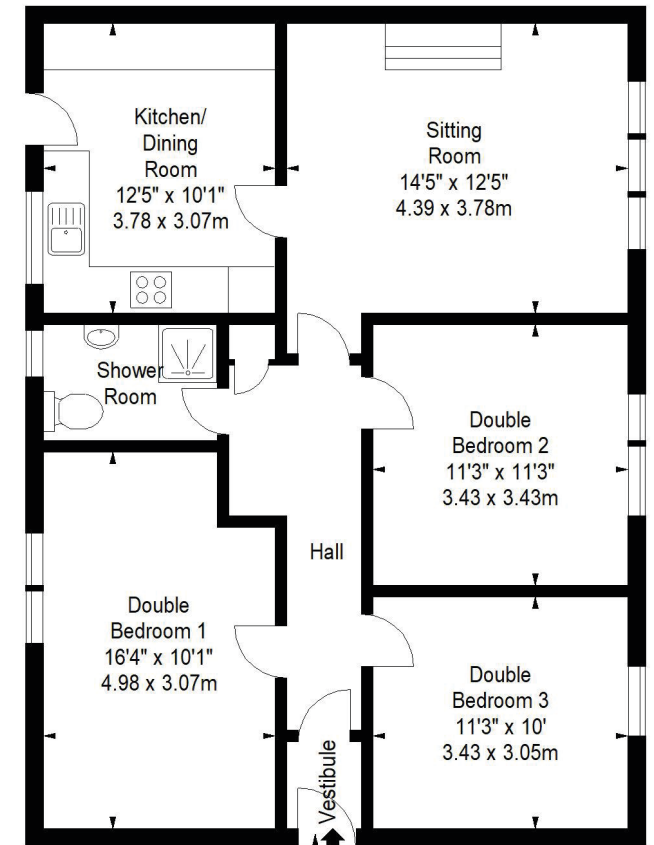
Approx. Gross Internal Area
877 Sq Ft - 81.47 Sq M
Garage & Store
Approx. Gross Internal Area
180 Sq Ft - 16.72 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Ground Floor



Ground Floor



Ground Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.