



3 Winton Way, Tranent, EH33 2QD

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Perfect buy for anyone wishing a quiet established residential area and a property with everything on one level. The accommodation briefly comprises a welcoming entrance hall with large storage cupboard, lovely bright lounge, modern kitchen with raised double oven and a good range of cupboard space. The kitchen leads onto the conservatory which make a perfect dining room or family room. Three bedrooms and refitted shower room. The property benefits from gas central heating and double glazing.

Externally there is attractive monobloc paving to the front and side giving excellent parking space for up to three cars. To the rear is a secure private space with patio area, ideal for alfresco dining and raised stone chipped area giving a save secure area for any pets or children.

- Charming detached bungalow
- Spacious Lounge, 3 bedrooms & shower room
- Modern stylish kitchen leading onto conservatory
- Mono block area to front & side giving ample parking
- Patio to rear, ideal for alfresco dining



## Location

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, banks, various restaurants, pubs, a library plus the recently opened Aldi and Asda stores. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

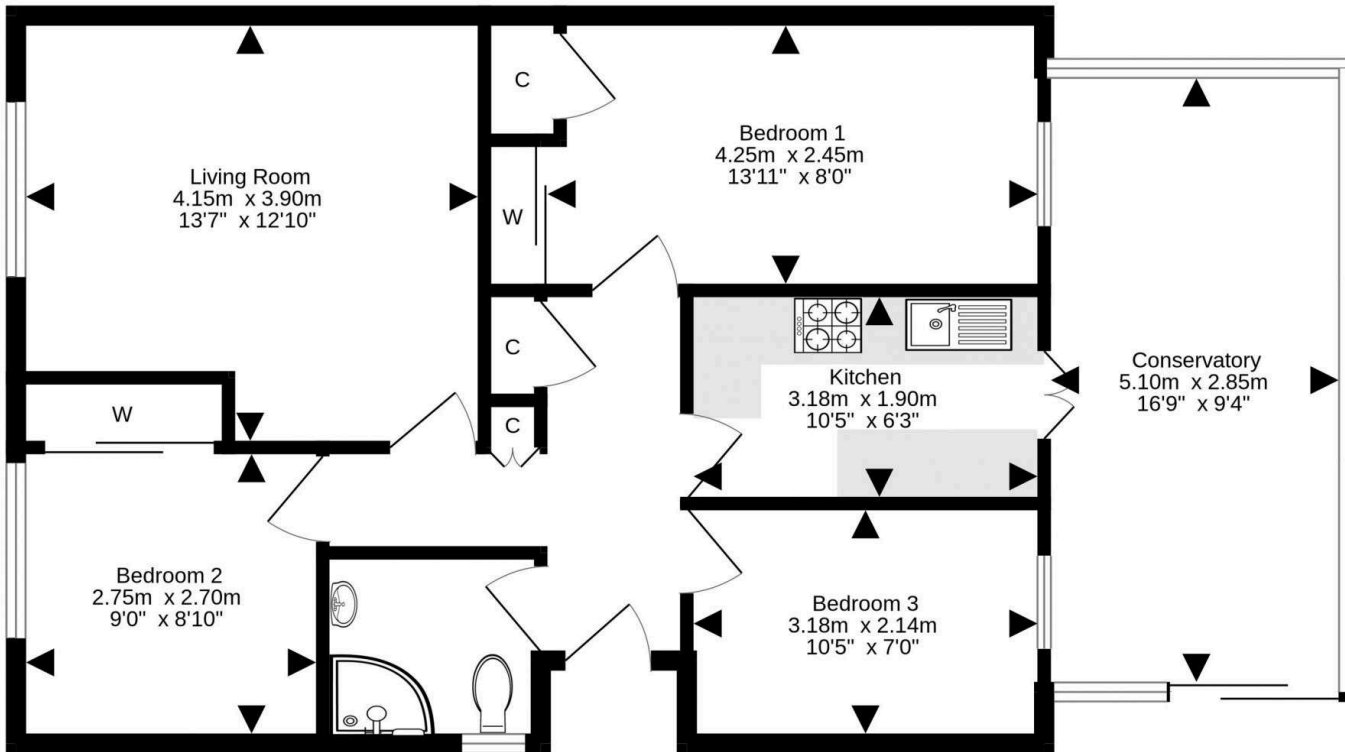
## Extras

Included in the sale are the garden shed, garden table and chairs, washing machine, fridge freezer and window coverings. Additional items may be purchased by separate negotiation such as the conservatory furniture, lounge sideboard and bed.

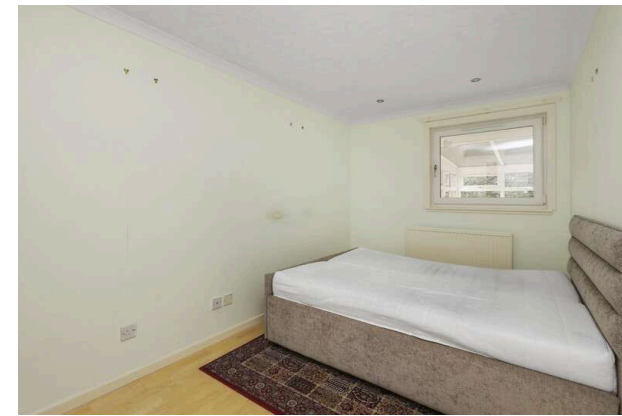
## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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