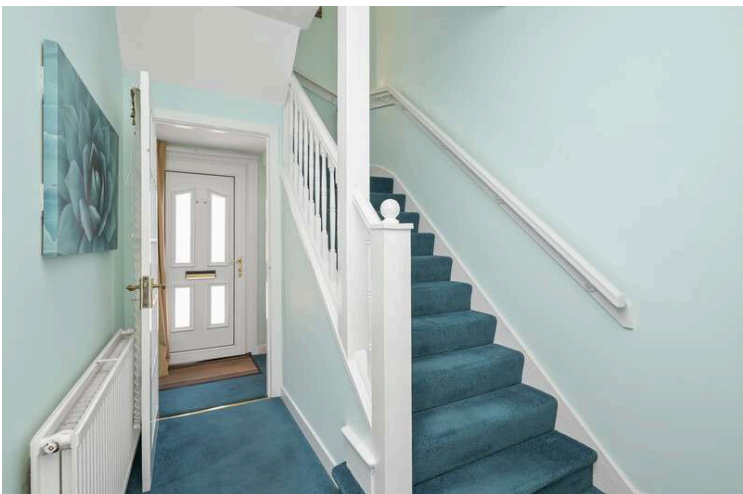






Another superb first-time purchase and family home brought to the market by McDougall McQueen. We are delighted to present this spacious three-bedroom terraced home, situated in a popular residential area, in the lovely East Lothian town of Tranent. Presented to the market in clean condition, with private garden grounds to the front and rear, and a three-car driveway for off-street parking, this property offers superb value for money in today's market. It is positioned close to all amenities in Tranent and we are sure it will prove to be extremely popular with a variety of buyers. Tranent is ideally placed for the commute to Edinburgh city centre, the A1, City Bypass and Scottish road network. Viewing is by appointment and should be made at your earliest convenience.

- Entrance vestibule with open under stair storage
- Hallway with stairs to the upper level and store cupboard
- Ground floor family bathroom, bath with shower attachment, wc, and sink
- Spacious living room with front facing window and a living flame gas fire and fire surround
- Fitted breakfasting kitchen with a range of base and wall units, gas cooker and fridge
- Rear hall and utility area plumbed for a washing machine, with worktop, units, and open store cupboard
- Stair landing with front facing window
- Upper hallway with loft access and store cupboard
- WC accessed for upper hallway
- Main bedroom with window to the front, and built-in wardrobes
- Bedroom two with rear facing window and built-in wardrobe
- Bedroom three with windows to the rear
- Double glazing and gas central heating
- Private garden grounds to the front (driveway), and a rear garden which is ideal for outside entertaining
- Driveway providing off-street parking for three cars
- Vennel providing access from the front to the rear



## Location

Tranent has good local shopping facilities, schooling for all ages and within the immediate area there is a wide range of leisure and recreational facilities. For those commuting the A1 is on your doorstep and the journey into Edinburgh is both fast and easy as the city bypass is five minutes away by car and there are also regular buses in the town, and train services from nearby Musselburgh or Prestonpans Stations. East Lothian's beautiful countryside, fine coastlines and famous golf courses are also virtually on the doorstep of this property.

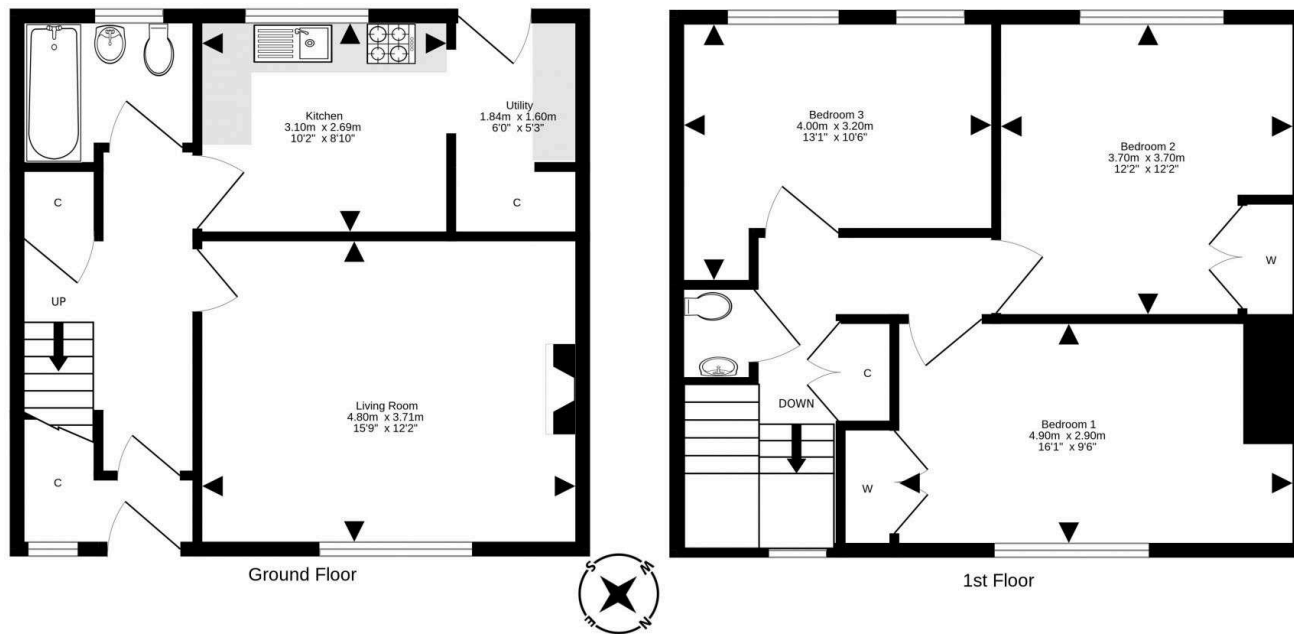
## Extras

All floor coverings, light fittings, blinds where fitted, the gas cooker, and garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation including free-standing white goods.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## 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. Made with Metropix ©2023



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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.

