





Set within an established residential area popular with growing families this substantial four bedroom detached villa offers bright and spacious, flexible accommodation arranged over two floors with a single garage, driveway, and private gardens to the front and rear. The property is ideally located in the East Lothian town of Tranent close to many local amenities, schooling, and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living room complimented with a bay style window.
- Breakfasting kitchen with a good range of wall and base units along with integrated appliances, free standing fridge/freezer included, utility room, door accesses the rear garden.
- Dining room with patio doors giving direct access to the rear garden.
- Downstairs cloaks comprising WC and wash hand basin.
- Upper landing with cupboard housing the tank and solar panel workings. Hatch to attic storage accessed by a pull down ladder.
- Master bedroom front facing with built in wardrobe storage and

en-suite shower room.

- Rear facing double bedroom with built in wardrobe storage.
- Double bedroom front facing with built in wardrobe storage.
- Rear facing double bedroom with built in wardrobe storage.
- Family bathroom comprising WC, wash hand basin, bath and shower cubicle. Useful storage.
- Gas central heating.
- Double glazing.
- Single garage with power and water, driveway.
- Gardens to the front and rear with a large wooden store.



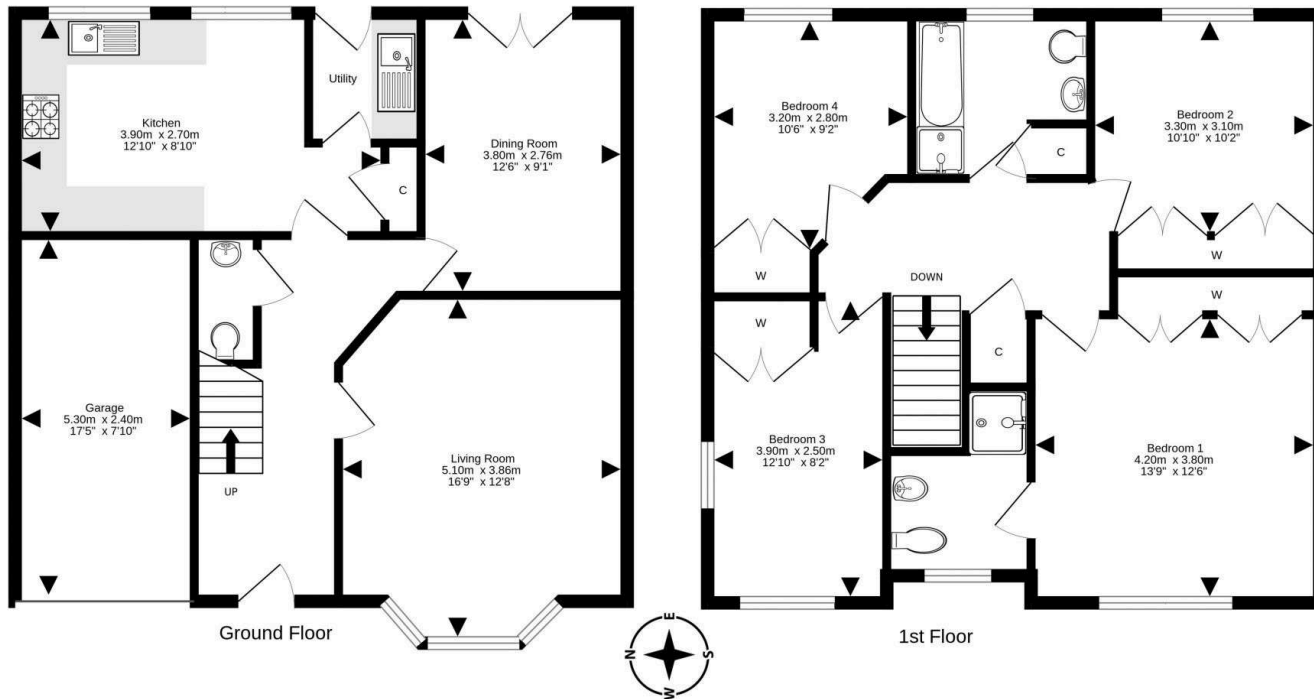
Location

Kemp's End is a quiet, residential street, set back off the Elphinstone Road in the bustling town of Tranent. The property benefits from access to an excellent array of amenities on the High Street, with an Asda and Aldi as well as a local CO OP and smart eateries. Tranent further benefits from a good sports centre with swimming pool, medical centre and post office. The stores, restaurants and leisure facilities of Fort Kinnard are a short drive away and slightly further afield is Edinburgh City Centre. The property is within catchment of Windygoul Primary School and Ross High School and there is a children's play park at the end of the road. For those commuting into Edinburgh, the A1 leads directly to the City Bypass and routes across Scotland, and for those using public transport, the 104 bus route passes through Tranent on its way between Haddington and Edinburgh. The closest rail station is Prestonpans.

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.
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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.

