



38 Moffat Walk, Tranent, East Lothian, EH33 2QL

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Gorgeous rarely available property brought to the market by McDougall McQueen. We are delighted to offer you this lovely spacious three-bedroom detached villa, situated in a much sought-after modern residential estate, in the lovely East Lothian town of Tranent. Presented to the market in walk-in condition throughout with private garden grounds to the front and rear, a driveway for off-street parking, and an integral garage with light and power, this property offers superb family living. 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 hallway with stairs to the upper level
- Spacious living room with bay style window to the front and electric fire with fire surround
- Dining room with French doors to the rear
- Gorgeous recently fitted breakfasting kitchen with a range of modern handleless base and wall units, touch control induction hob, extractor, oven, integrated fridge freezer and a handy under stair store cupboard
- Utility room with sink, base, and wall units
- Ground floor WC off the utility room
- Upper hallway with loft access and airing cupboard
- Main bedroom with window to the rear, and full width built-in wardrobes
- Lovely newly fitted en-suite shower room with overhead raindrop shower and attachment, wc and sink with combined vanity unit, wall mirror with light and towel radiator
- Bedroom two with front facing window and built-in wardrobes
- Bedroom three with window to the front and built-in wardrobes
- Newly fitted family bathroom with three-piece white suite, electric shower over the bath, wall mount sink with vanity unit and wc, large towel radiator and wall mirror with light
- Double glazing and Hive controlled gas central heating
- Private garden grounds to the front and a rear garden which is ideal for outside entertaining
- Driveway providing off-street parking and an integral garage with light and power



Location

Tranent has excellent local shopping facilities, schooling for all ages and within the immediate area and 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.

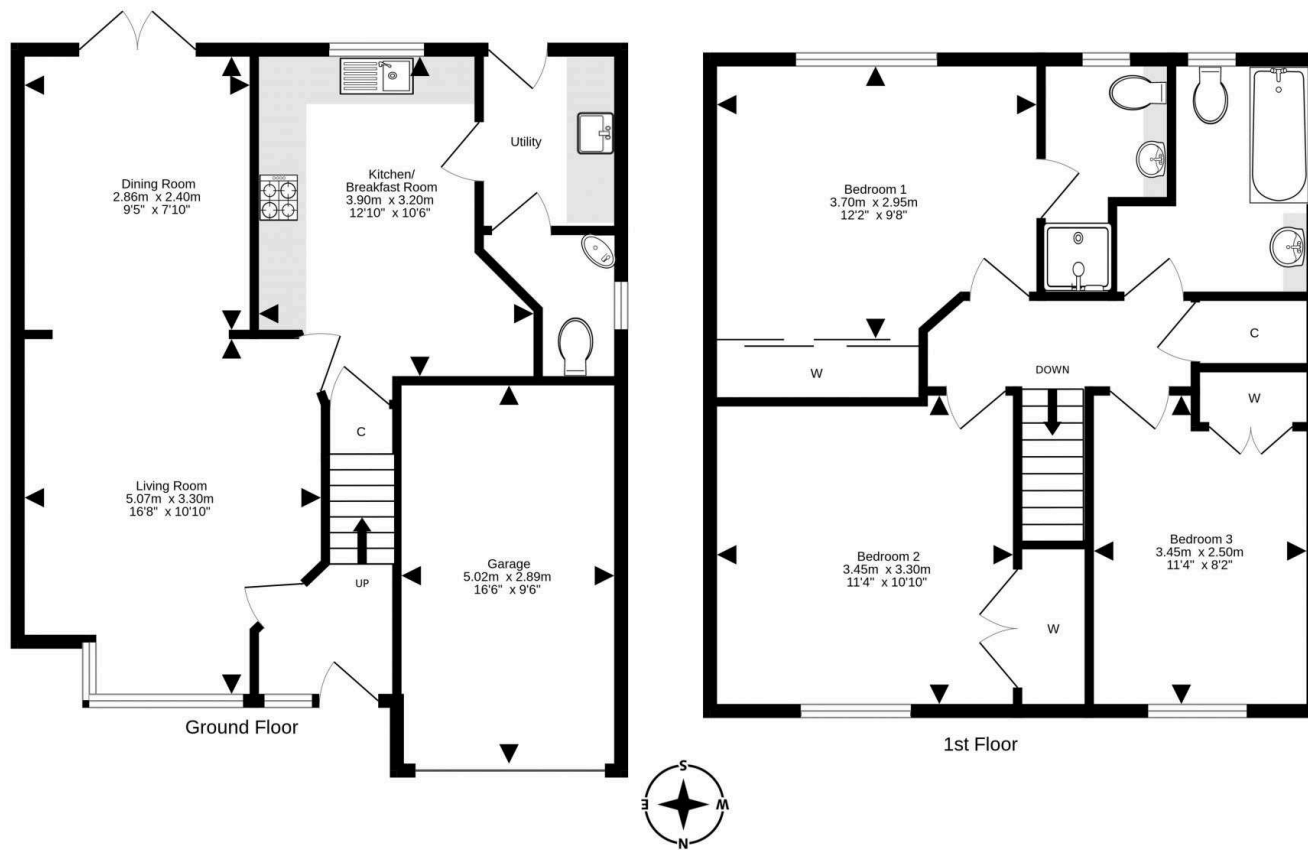
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. 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.

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.

