





Welcome

Welcome to 6 Forthview Walk, Tranent, a lovely semi-detached three-bedroom house with conservatory, offered for sale and brought to the market by McDougall McQueen. We are delighted to present this spacious, immaculate home, situated in a modern residential estate, in the lovely East Lothian town of Tranent. The property benefits from gas central heating, double glazing, a multi car driveway, and private garden grounds to the front and rear, with the additional benefit of a superb conservatory currently fitted with a home bar for entertaining. This lovely property offers superb value for money in today's market and is positioned close to all amenities in Tranent. We are sure it will prove to be popular with a variety of buyers including first-time buyers, professional couples, and families, as Tranent is ideally placed for the commute to Edinburgh city centre, the A1, City Bypass and Scottish road network.

- Superb location within a modern residential estate
- Entrance porch
- Ground floor WC
- Hallway with stair to the upper level
- Spacious living room with front facing window, electric fire, and feature fire surround
- Modern fitted dining kitchen with under stair store, gas hob, extractor, oven, washing machine, dishwasher, and fridge freezer, space for dining and access to the conservatory
- Dwarf wall conservatory fitted with a home bar
- Upper hall with loft access via a pull-down ladder (part floored), window to the side and store cupboard
- Main bedroom with window to the front and built-in triple wardrobes
- Bedroom two with rear facing window and built-in double wardrobes
- Bedroom three with front facing window
- Lovely family bathroom with three-piece white suite, electric shower over the bath, shower screen, wall mount vanity unit, wc, and sink
- Double glazing and gas central heating
- Driveway for off-street parking
- Private garden grounds to the front and rear, landscaped with open outlook, ideal for relaxation and outside entertaining







Tranent

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, 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


Included in the sale are: floor coverings, light fittings, blinds where fitted, integrated appliances and white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including may be available by negotiation.



Get in touch

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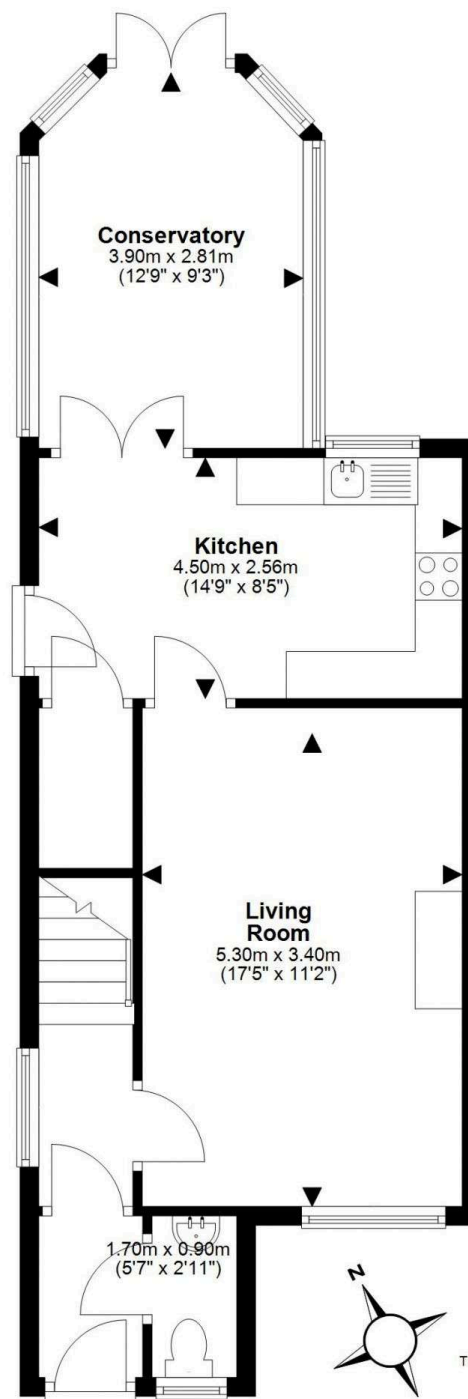
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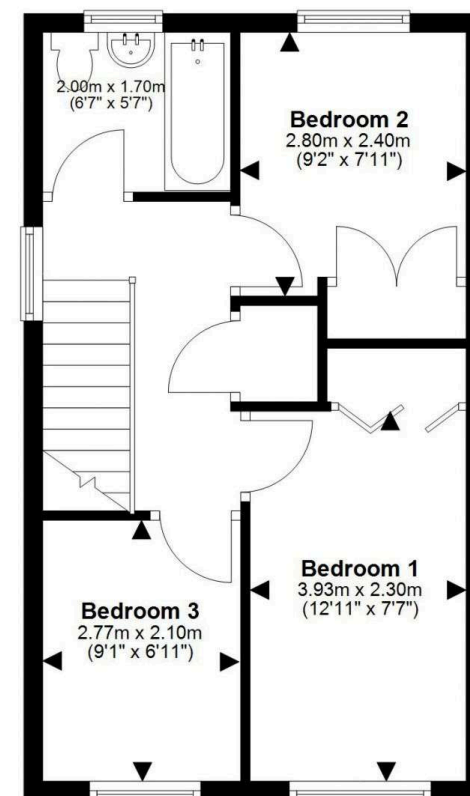


CHARTERED FIRM

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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.