



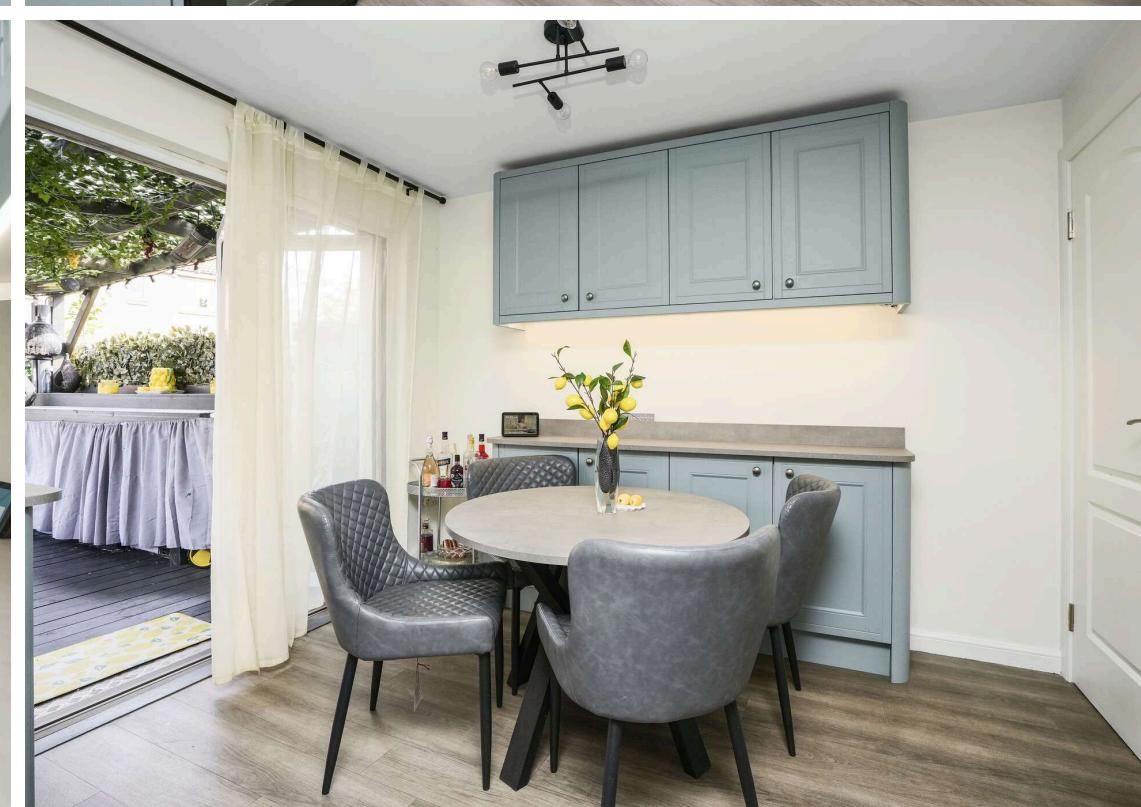
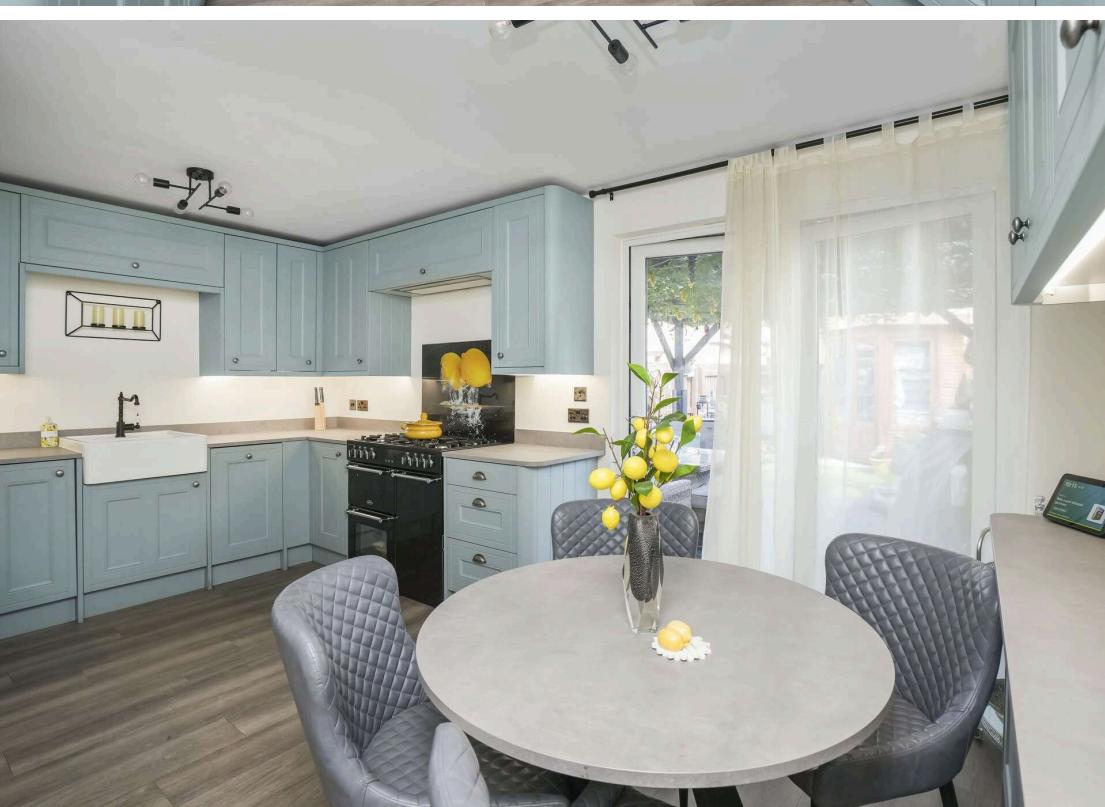
39 Ness Place, Tranent, East Lothian, EH33 2QP



Welcome

Welcome to 39 Ness Place, Tranent - an exceptional mid-terraced three-bedroom home presented by McDougall McQueen. This property has been fully refurbished to impeccable standards, offering modern living in a prime residential estate within East Lothian's charming town of Tranent. Boasting landscaped garden grounds to the front and rear, alongside allocated parking, this home delivers outstanding value for potential buyers. Its ideal location provides convenient access to Edinburgh city centre, the A1, the City Bypass, and the wider Scottish road network, making it perfect for families and commuters alike. With its spacious design, stylish updates, and thoughtful features, this property is an attractive opportunity in today's market. Viewing is highly recommended and available by appointment - secure your chance to explore this superb home today.

- Entrance hallway with stairs to the upper level
- Ground floor WC
- Spacious living room with front facing window
- Superb modern fitted dining kitchen with a range of base and wall units, stylish Belfast sink, dual fuel range cooker, double extractor, integrated appliances including, fridge freezer, washing machine, and dishwasher, under stair store cupboard and bi-fold doors in the dining area offering direct access to the garden grounds
- Upper hallway with store cupboard and wooden loft ladder access (loft is floored and has a light)
- Main bedroom with front facing window and built-in wardrobes
- Bedroom two with rear facing window and built-in wardrobes
- Bedroom three with rear facing window again with built-in wardrobes
- Lovely family bathroom with p-shape shower bath, shower screen, electric shower, wc and sink with vanity unit, heated towel radiator, touch control mirror with light, store cupboard and modern wet wall panelling
- Double glazing and gas central heating with Hive controller
- Private garden grounds to the front and rear, fully landscaped and superbly designed for outside entertaining and relaxation





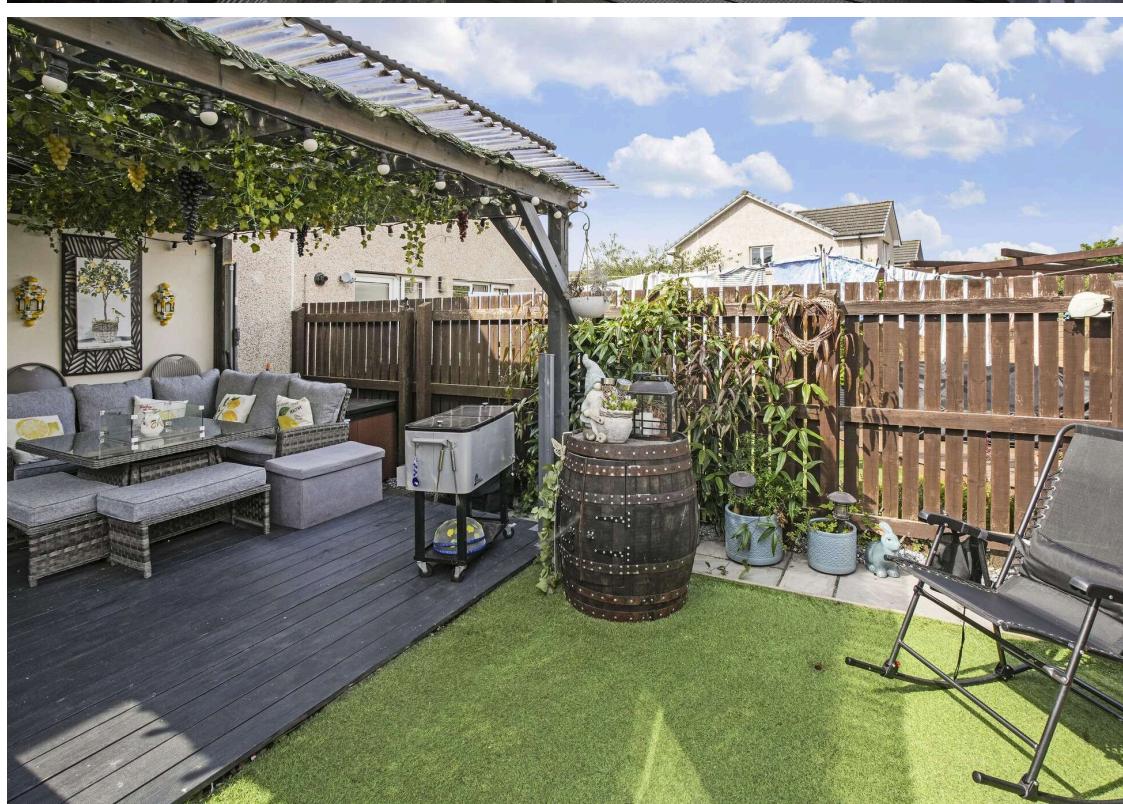
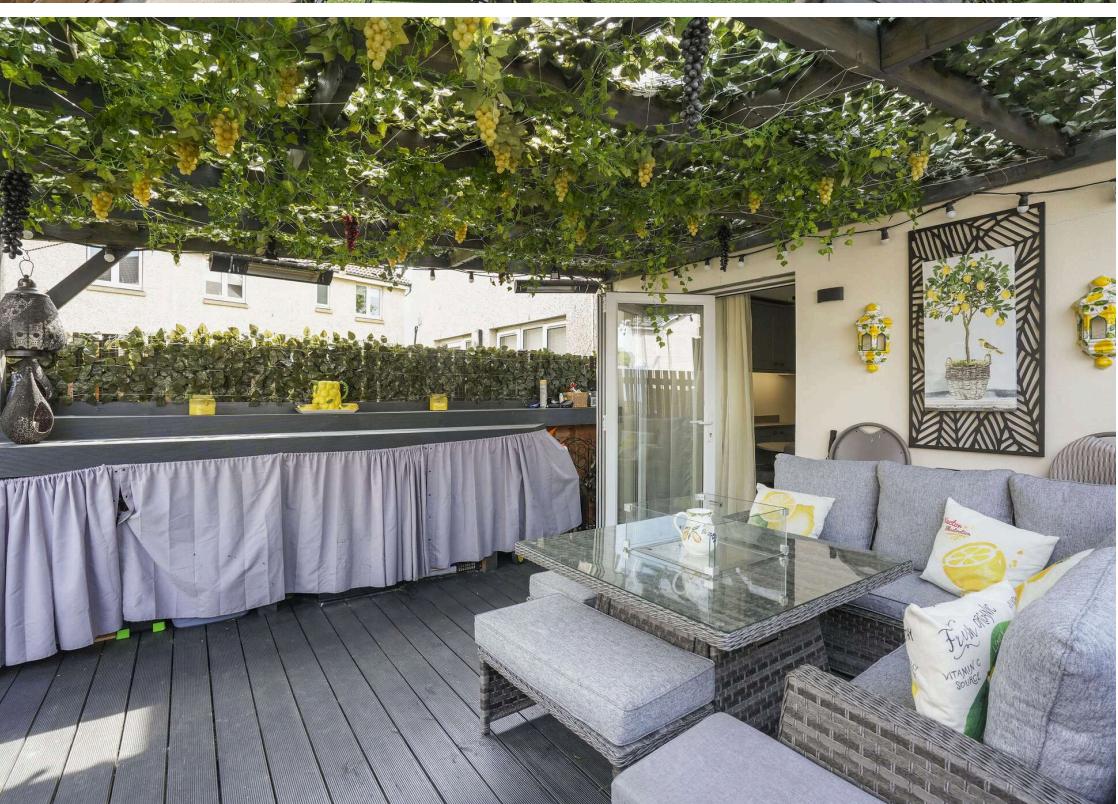
Tranent

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

All floor coverings, light fittings, blinds where fitted, range cooker, a host of integrated appliances and all garden structures. 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

 mcdougallmcqueen.co.uk

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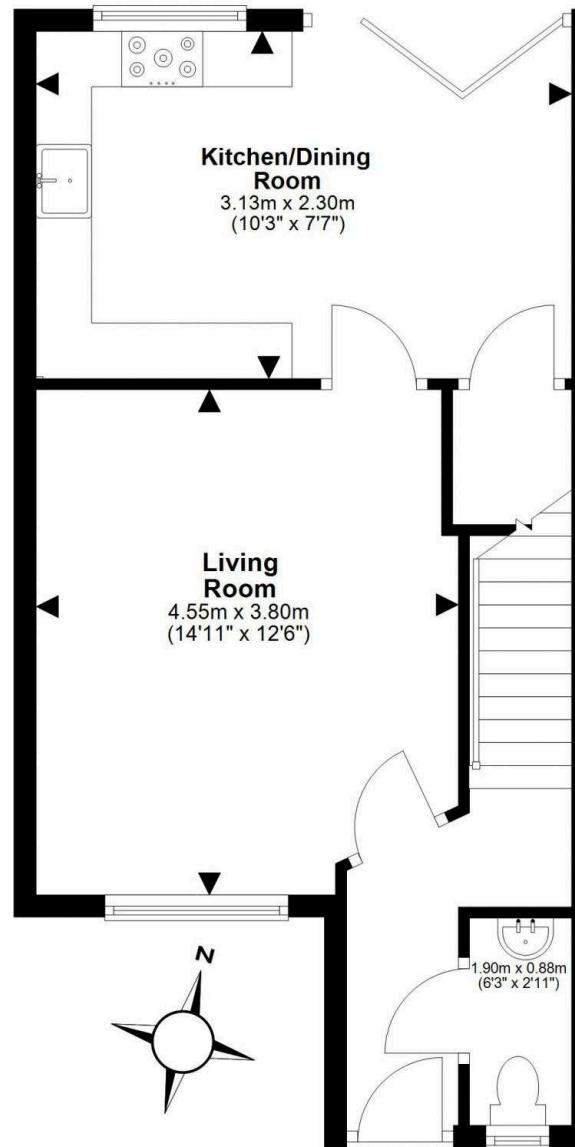
 0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

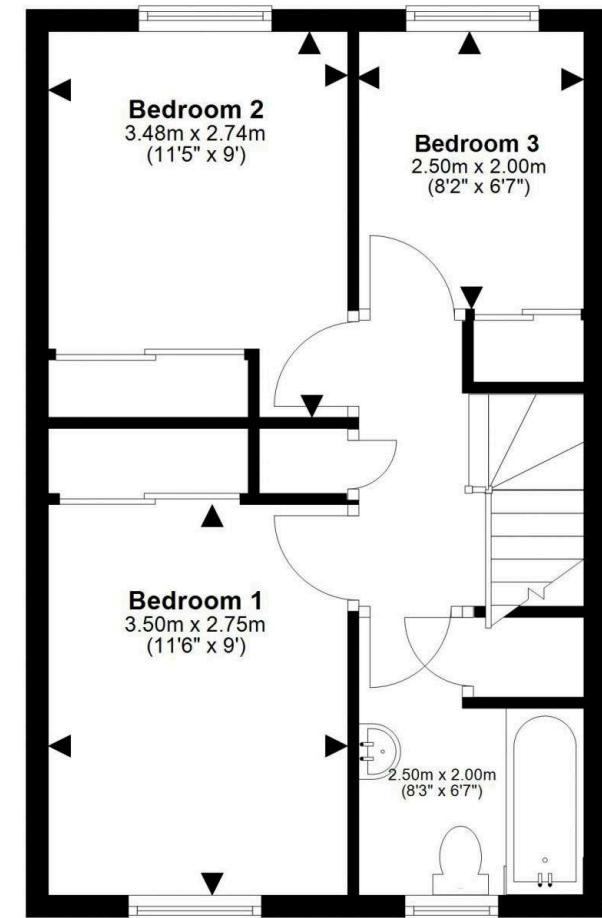
Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground 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.