



**26 MCPHAIL SQUARE**  
TRANENT, EAST LoTHIAN, EH33 1DF

	<b>3</b>		<b>1</b>	EPC RATING	<b>D</b>	COUNCIL TAX BAND	<b>B</b>
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Brought to market in move-in condition, this three-bedroom semi-detached bungalow is a spacious residence with attractive neutral interiors. It features a quality breakfasting kitchen and three-piece wet room, as well as private parking for multiple cars and generous enclosed gardens. Situated in the heart of Tranent, this property also has a desirable location set within easy reach of all the town offers. It is sure to be in high demand amongst downsizers, families, commuting professionals, and first-time buyers alike.

Entering the home, you are greeted by a central hall leading to all accommodation. Built-in storage offers practicality, whilst the crisp neutral décor and wood-toned floor provide a flawless welcome. Directly ahead is the living/dining room. This charming reception space continues the elegant styling, ensuring a light and airy ambience. It is well-proportioned for lounge and dining furniture, and it is bathed in warm sun from a southwest-facing picture window. A wall-mounted electric fire adds the finishing touch. Next door, the breakfasting kitchen sports timber-toned cabinets and granite-style worktops that seamlessly blend with the matching splashback panels. It is a popular design that offers ample storage and workspace. It includes an integrated oven, gas hob, and microwave, and a freestanding fridge/freezer.

## FEATURES

- Semi-detached bungalow in move-in condition
- Situated in the heart of Tranent
- Neutral interior design throughout
- Welcoming hall with built-in storage
- Southwest-facing living/dining room
- Well-appointed breakfasting kitchen
- Three double bedrooms with storage
- Bright three-piece wet room
- Low-maintenance front garden
- Large rear garden with a patio and lawn
- Multi-car driveway and a secure garage
- Gas central heating and double glazing









Meanwhile, the three double bedrooms are all enhanced by neutral decoration and built-in storage. The principal bedroom has the largest footprint and is laid with carpet, whereas the second bedroom has a wood-style floor and the carpeted third bedroom is arranged like an office to highlight the home's versatility. Finishing the accommodation is a bright three-piece wet room. Gas central heating and double glazing ensure year-round comfort. Outside, there is a low-maintenance front garden and a large rear garden, which are enclosed. Offering lots of space, the rear garden incorporates a neat lawn and a patio for relaxing and dining in the sun. There is also a multi-car driveway and a garage for secure parking.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a freestanding fridge/freezer to be included.

Please note: the living room has been virtually staged for illustration purposes.









## TRANENT

Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre, and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



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To learn more about Tranent









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Haddington  
EH41 3JS**

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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

