



36 Muirpark Terrace, Tranent, EH33 2AY

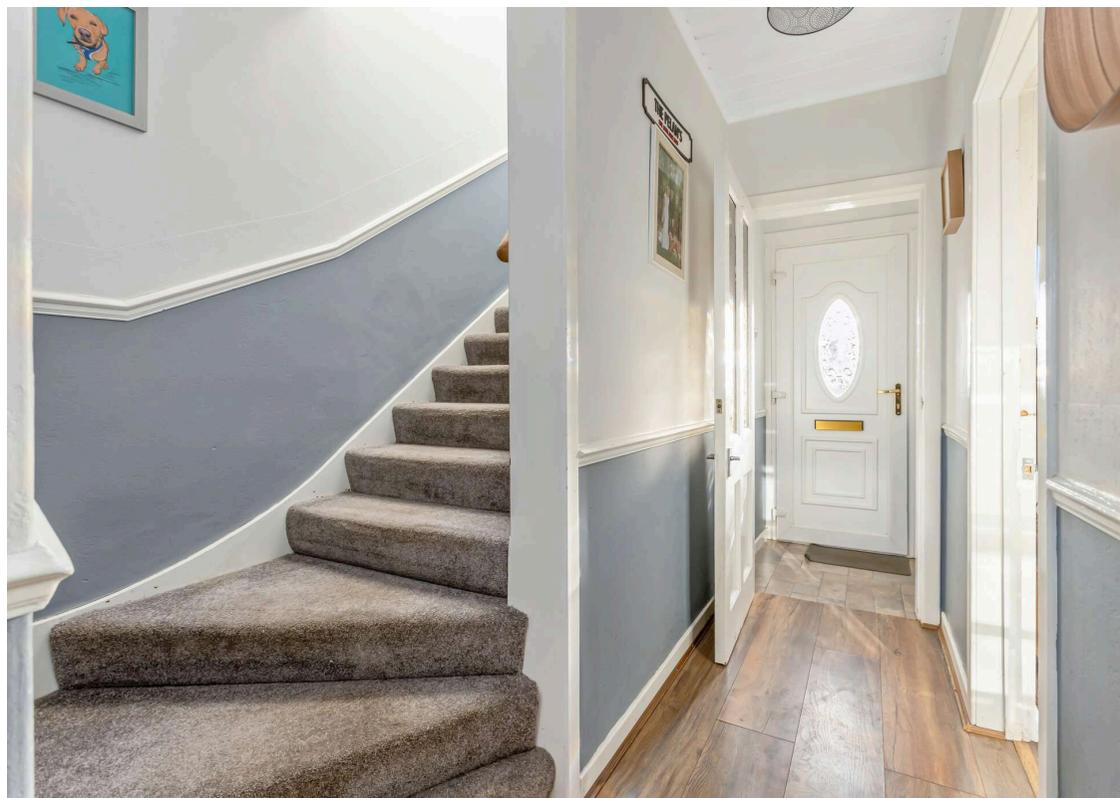


## Welcome

Welcome to 36 Muirpark Terrace - a superb family home providing spacious accommodation over two levels, this terraced house occupies a prime location in a popular residential area in the lovely East Lothian town of Tranent. Providing modern family living, this property is conveniently located and within walking distance of all amenities. The accommodation is offered to the market in good clean condition throughout and offers excellent value for first-time buyers and families alike. The property benefits from double glazing, gas central heating with Hive controller, log burning stove, driveway for off street parking and private garden grounds to the front and rear. Viewing is by appointment only.

- Superb location within a popular residential area
- Entrance vestibule
- Hallway with storage
- Ground floor shower room with large corner shower, wc and sink with combined vanity unit
- Living room with log burning stove, and built-in shelved display with lighting
- Fully fitted breakfasting kitchen with a range of base and wall units, under unit lighting, breakfast bar, and an impressive range of integrated appliances
- Rear hall with storage and rear garden access
- Upper landing with front facing window
- Upper hall with store cupboard and loft access
- Principle bedroom with twin front facing windows and built-in storage
- Bedroom two with rear facing window and built-in storage
- Bedroom three with rear facing window, and access to a small balcony
- Double glazing, Hive controlled gas central heating, and log burning stove
- Private garden grounds to the front and rear
- Brick built store, garden shed, and log store
- Driveway for off street parking







## Tranent

Tranent is a thriving East Lothian town, perfectly positioned just a short drive from Edinburgh, offering an appealing blend of historic charm and modern convenience. Residents enjoy a wide range of amenities including local shops, supermarkets, well-regarded schools, and leisure facilities, along with excellent public transport links for easy commuting to the city and surrounding areas. The town is surrounded by scenic countryside and is within easy reach of the stunning East Lothian coastline, making it an ideal location for those seeking both community spirit and outdoor pursuits.

## Extras

Included in the sale are: 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.





# Get in touch

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 0131 240 3818

Property Hub:

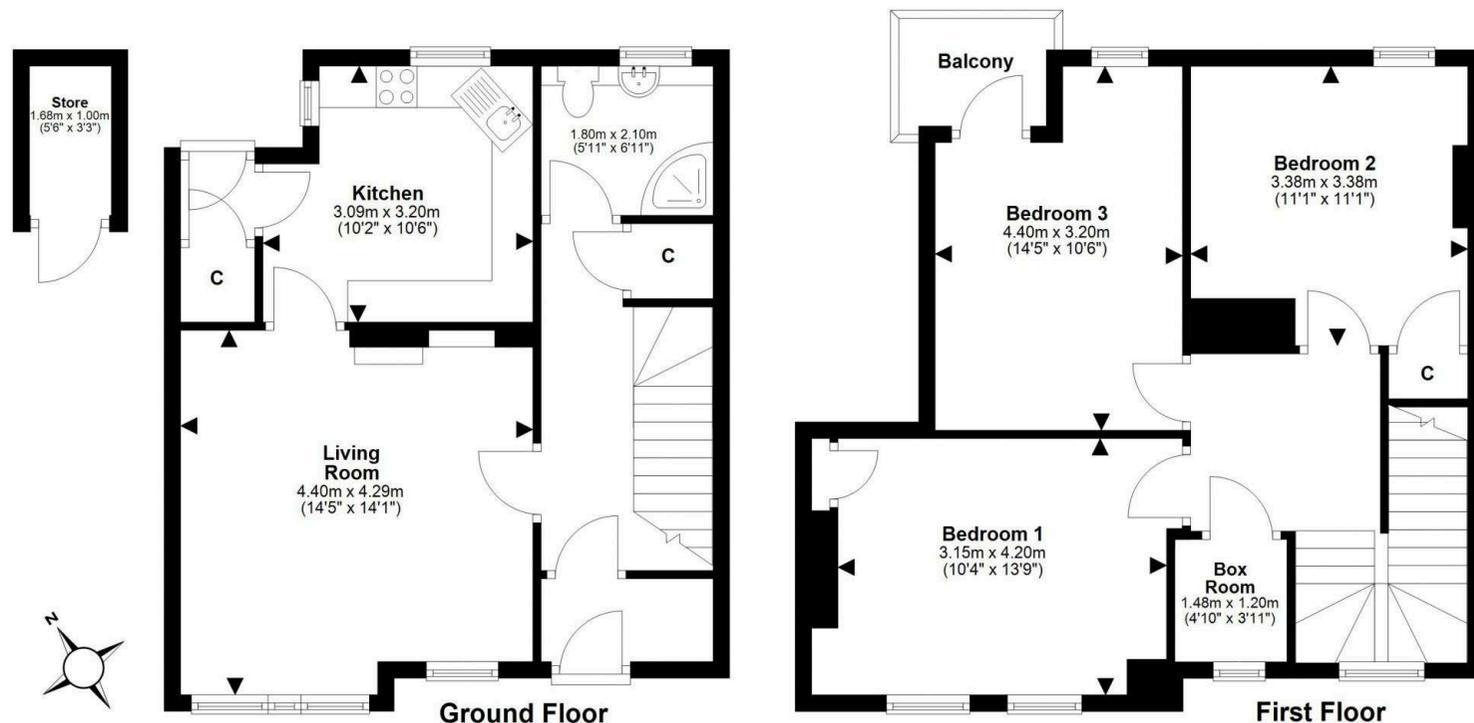
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



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