



## 8 Muirpark Road

Tranent, East Lothian, EH33 2AX

**kw** SCOTLAND  
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## Property Summary

Introducing a four-bedroom semi-detached house which has a convenient location in Tranent. Set within easy reach of supermarkets, other amenities, schools, and transport links, this property is an excellent and highly versatile home that will have broad appeal. It offers bright and spacious accommodation, as well as generous storage and two washrooms. It also comes with private parking and a very large rear garden, which is fully enclosed and laid with a patio and a sweeping lawn – perfect for families.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge, and a washing machine to be included in the sale.

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## Features

- A semi-detached house in popular Tranent
- Vestibule and hall (both with storage)
- Living room with south-facing aspect
- Fitted kitchen that is well appointed
- Rear porch with storage and garden access
- Three bright and airy double bedrooms
- Fourth double bedroom/dining room
- Modern three-piece shower room
- Conveniently located WC
- Suntrap, south-facing front garden
- Large, enclosed rear garden with store
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C



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“Fitted kitchen that is well appointed and a rear porch with storage and garden access”







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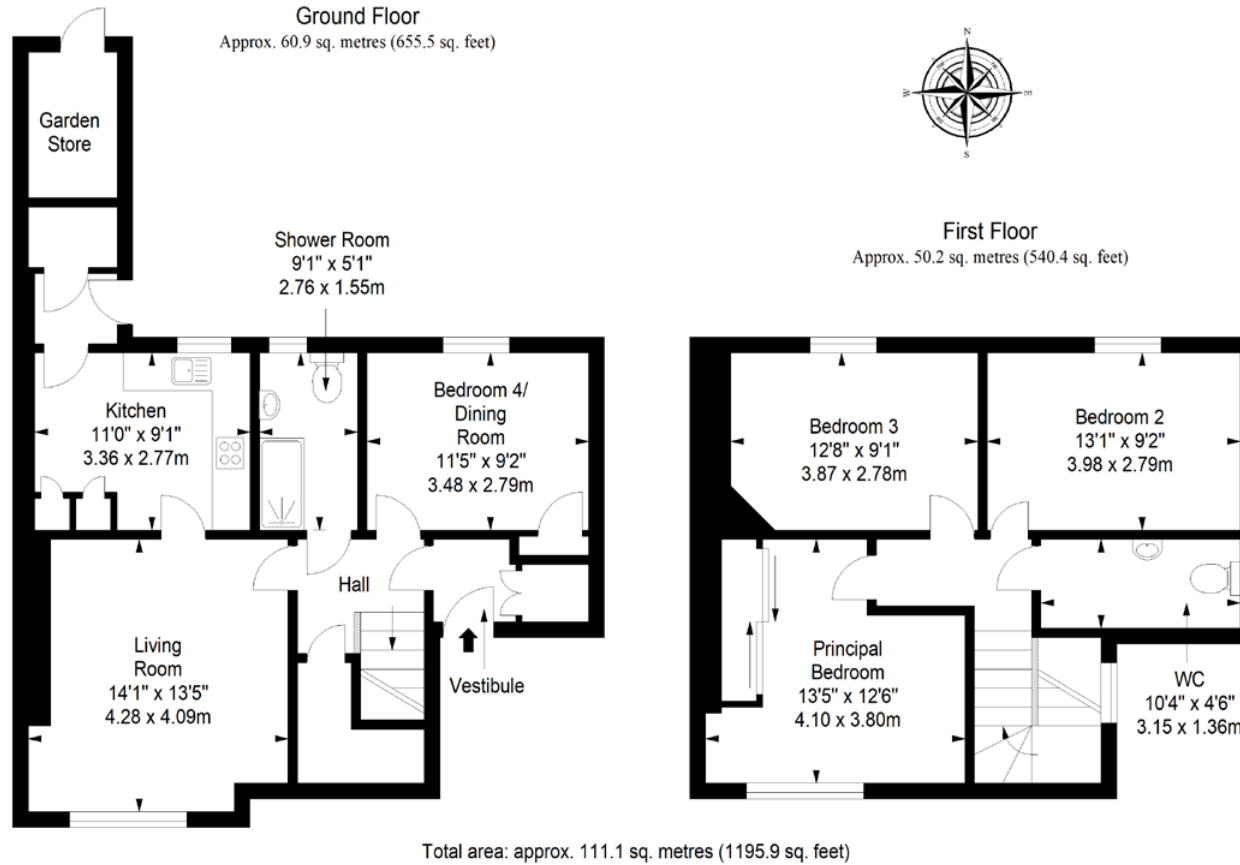
“Three bright and airy double bedrooms, a fourth double bedroom/dining room and a three-piece shower room”







# Floorplan



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DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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