





## Welcome

Welcome to 4 Swan Road, a bright and spacious semi-detached two-bedroom house offered for sale and brought to the market by McDougall McQueen. We are delighted to present this property for sale, situated in a popular residential area close to all amenities in the lovely East Lothian town of Tranent. An ideal purchase for first-time buyers, professional couples, or those with young families, viewing is essential, and we would therefore advise you to move quickly as we are sure this family home will be popular. The property benefits from gas central heating, double glazing, and garden grounds to the front and rear. Tranent is ideally placed for the commute to Edinburgh city centre, the A1, City Bypass and Scottish road network.

- Superb location within a popular residential area
- Wonderful opportunity for a host of potential buyers
- Entrance hallway
- Spacious living room with front facing window and patio doors to the rear garden
- Large, fitted dining kitchen with dual aspect windows, a range of base and wall units, with electric hob, oven, extractor, integrated fridge freezer, and washing machine
- Rear hall with access to rear garden and two store cupboards
- Upper hall with rear facing window
- Main bedroom with dual aspect windows and built-in triple wardrobes with walk-in storage
- Bedroom two with front facing window, built-in wardrobes, and store cupboard
- Family shower room with rear facing window, corner shower, wc and sink with vanity unit
- Double glazing and gas central heating
- Garden grounds to the front, and south facing rear , ideal for relaxation and outside entertaining





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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 and there are also regular buses in the town, and train services from nearby Musselburgh, Wallyford or Prestonpans Stations. East Lothian's beautiful countryside, fine coastlines and famous golf courses are also virtually on the doorstep of this property.

## *Extras*

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

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# Get in touch

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Property Hub:

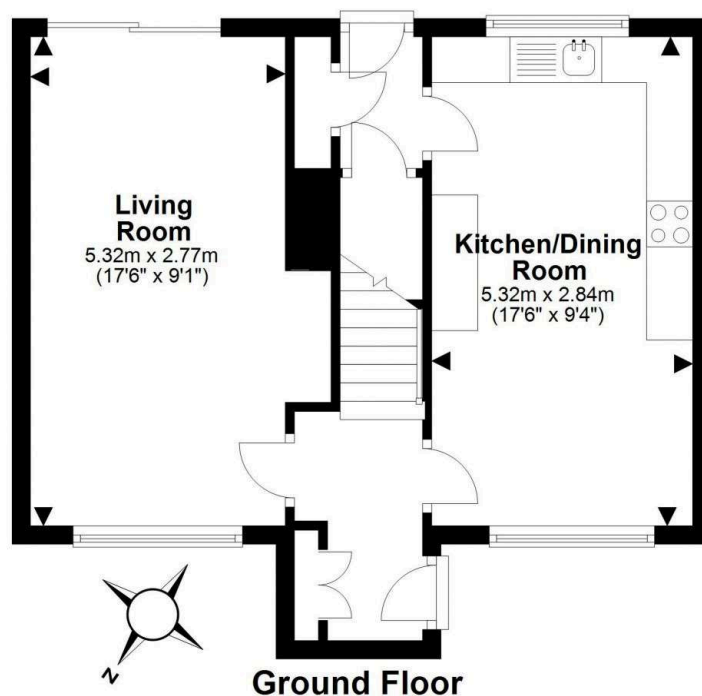
25-27 High Street, Dalkeith  
EH22 1JB

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 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.



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.