





Welcome

Welcome to 2 Lammermoor Terrace, Tranent, a lovely two-bedroom, two-public-room terraced home, presented for sale by McDougall McQueen. This spacious and rarely available property is set within a popular residential area of the lovely East Lothian town of Tranent. Offering excellent value for money in today's market, the home boasts a modern fitted kitchen, gas central heating, double glazing, and private garden grounds to both the front and rear. It's a superb option for families and first-time buyers alike. Tranent is ideally placed for commuters, with quick access to Edinburgh city centre, the A1, the City Bypass, and the wider Scottish road network.

- Superb location within a popular residential area
- Excellent opportunity for a wide range of buyers
- Entrance porch
- Welcoming hallway with stairs to the upper level
- Spacious living room with twin front-facing windows, living flame gas fire, surround, and a built-in display unit with storage
- Separate dining room with rear-facing window and handy store cupboard
- Contemporary kitchen with white handleless base and wall units, contrasting black worktops, ceramic touch-control hob, glass splashback, extractor fan, oven, and under-counter appliances including a dishwasher, washing machine, and fridge
- Upper landing with loft access
- Generous main bedroom with twin front-facing windows and walk-in storage
- Second bedroom with rear-facing window and full-width fitted wardrobes
- Family bathroom with a three-piece white suite, electric shower over the bath, WC, and sink with vanity unit and additional storage
- Double glazing and gas central heating throughout
- Private gardens to the front and rear





Tranent

Tranent offers a great selection of local shops, schooling for all ages, and a wide range of leisure and recreational facilities close at hand. For commuters, the A1 is easily accessible, providing quick links to Edinburgh and beyond. The town is also well-served by regular bus routes, with rail connections available at nearby Wallyford and Prestonpans Stations. East Lothian's stunning countryside, beautiful coastlines, and world-renowned golf courses are all within easy reach.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, 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. Other items may be available by negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

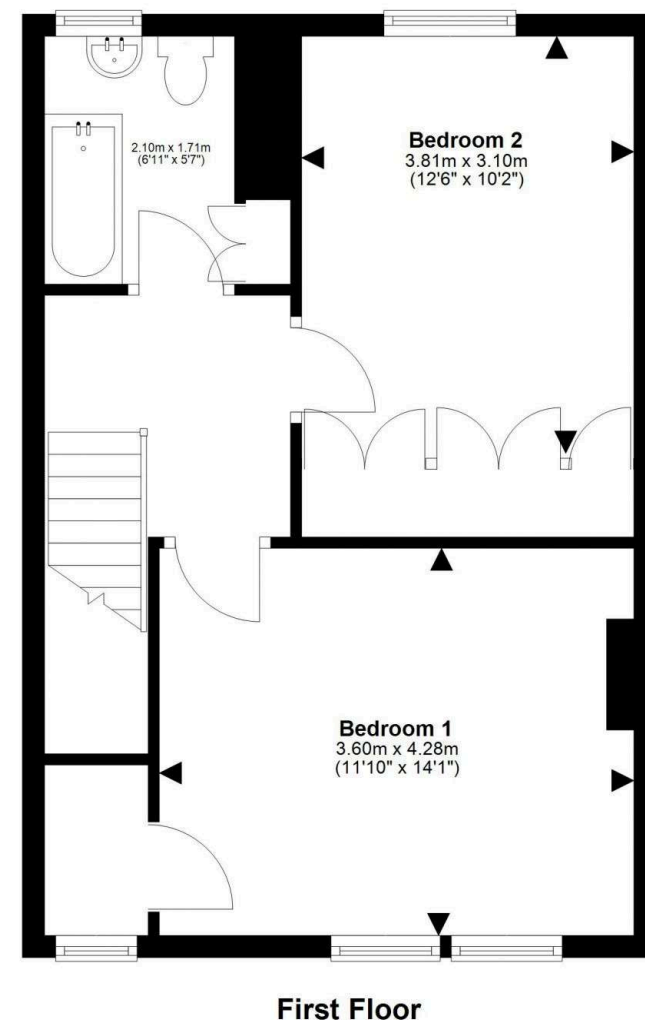
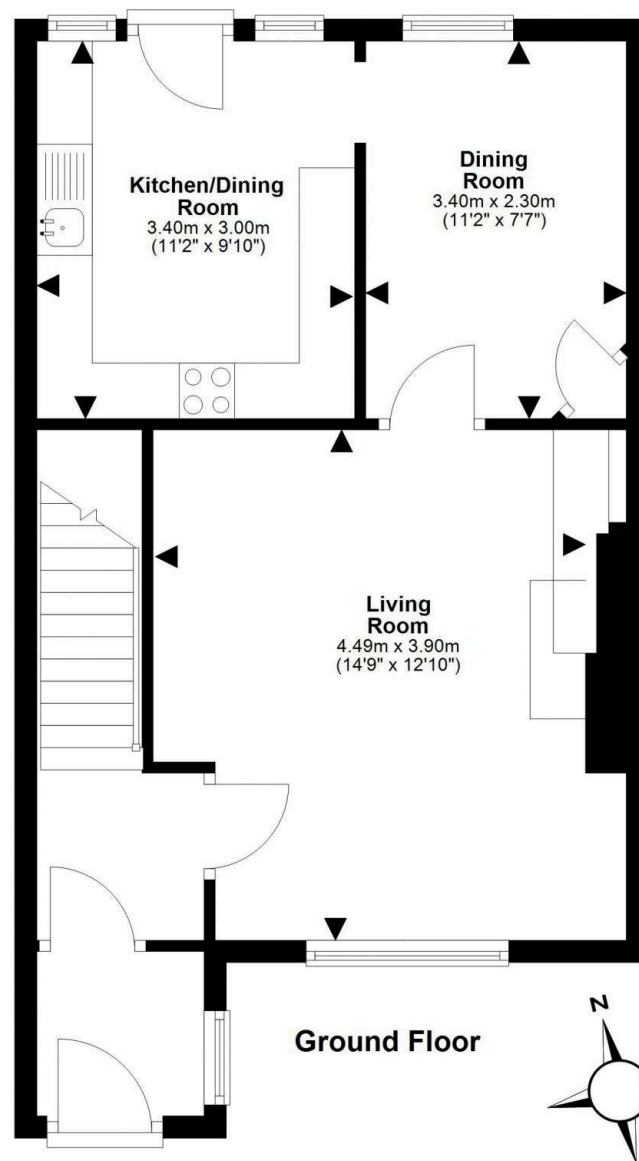
Bruntsfield Office:

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.



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.