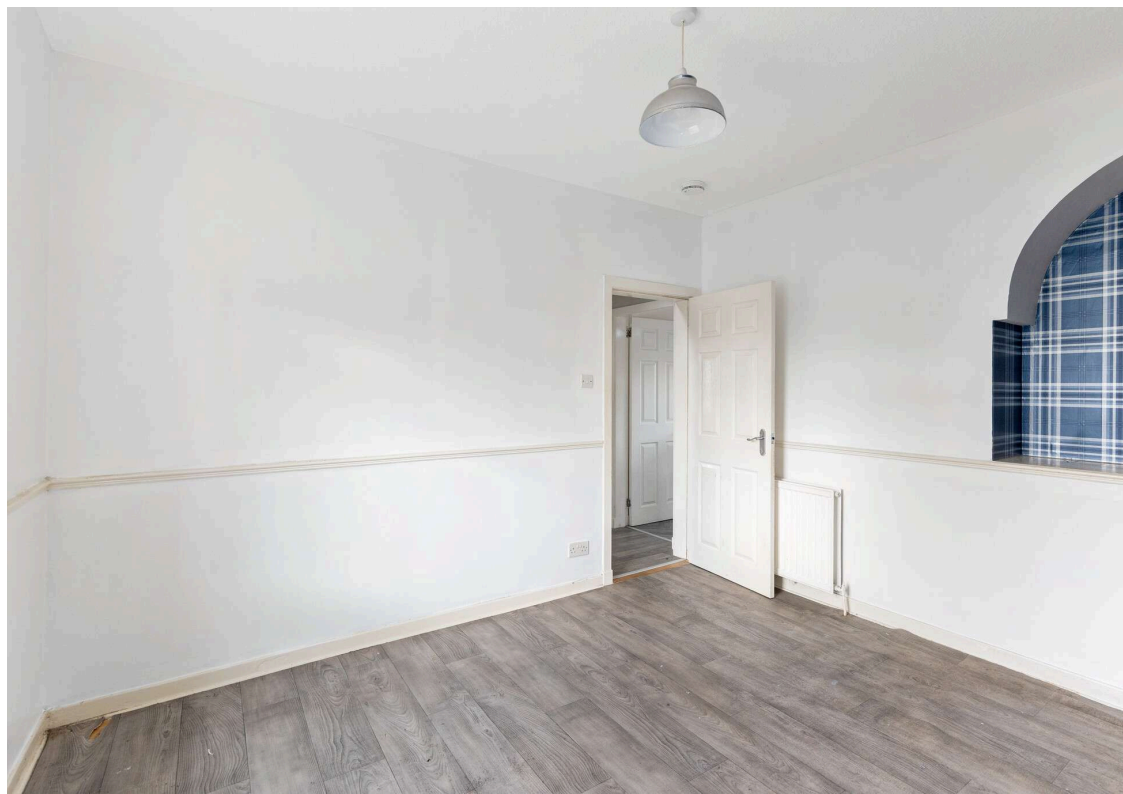


Welcome

Welcome to Coalgate Road, this well-proportioned, bright and spacious four bedroom semi-detached property boasting a large plot offers good sized family accommodation, the property further benefits from private gardens with decked areas and garden sheds along with a driveway, further on street parking is available. The property enjoys a desirable location in the popular East Lothian town of Tranent close to local schools, represented from nursery to secondary, there is an abundance of excellent amenities along supermarkets and leisure facilities, swift transport links make this location an easy commute. The property is presented in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living room with a dual aspect
- Fully fitted kitchen, utility off
- Four double bedrooms
- Bathroom comprising WC, wash hand basin, bath with shower over
- Attic storage
- Gas central heating
- Double glazing
- Private gardens with garden sheds and decked areas
- Driveway, with further on street parking available







Tranent

Coalgate Road is located in a residential area within the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The A1, city bypass and main motorway networks are also within easy reach.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any appliances, or other movable items included in the sale.



Get in touch

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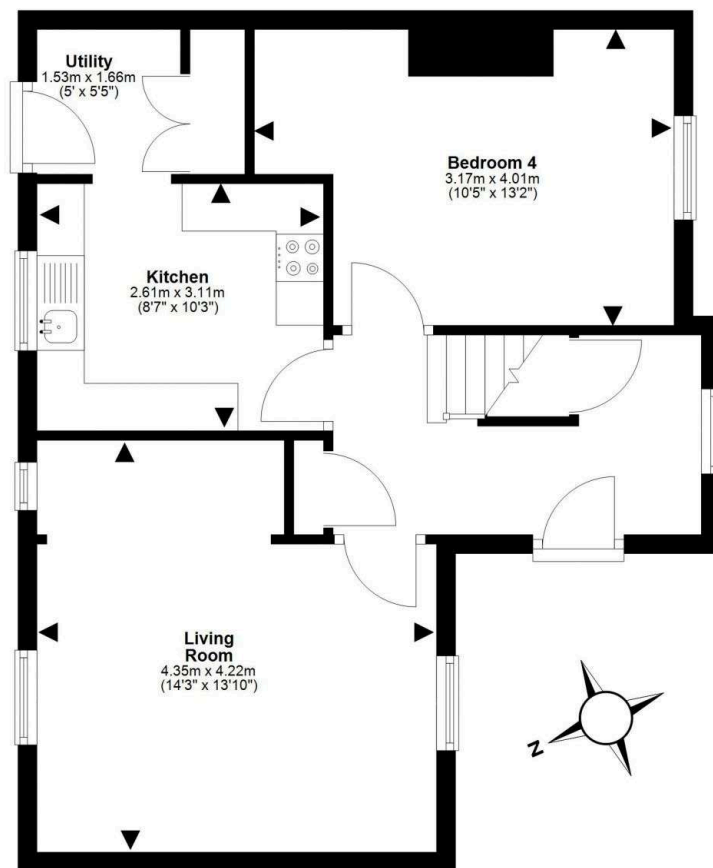
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

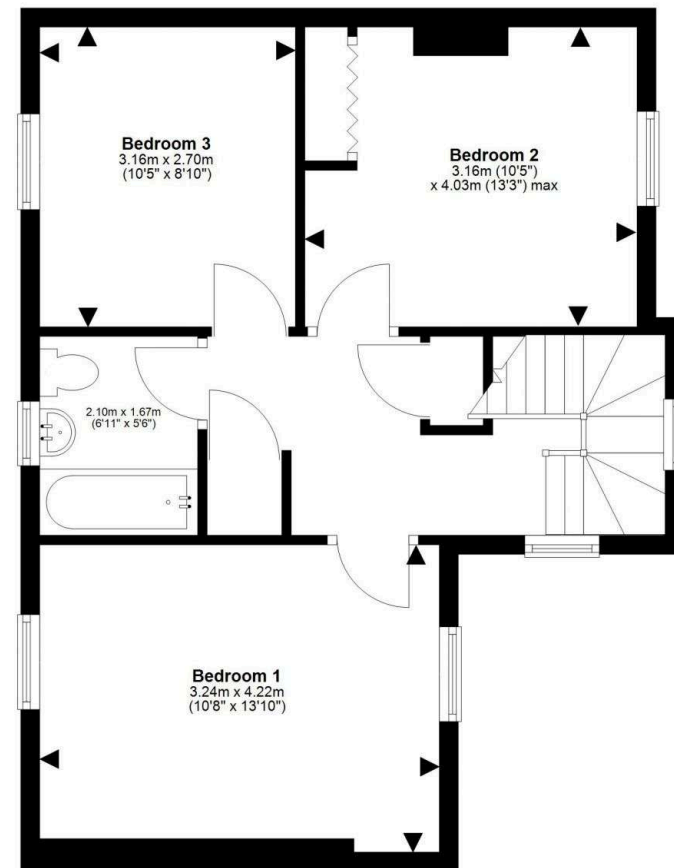


CHARTERED FIRM

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.



Ground Floor



First Floor

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.