

Tranent

Call 01875 611211

OFFERS OVER £335,000

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46 Moffat Walk, Tranent EH33 2QL



An exceptional family home offering the perfect blend of space, style and comfort. This beautifully presented four-bedroom detached villa is set within a desirable modern development in Tranent and provides flexible, move-in-ready accommodation ideal for contemporary family living. With a landscaped rear garden, garage, and excellent commuter links to Edinburgh, this home ticks all the boxes for today's discerning buyer.

Accommodation

Ground Floor

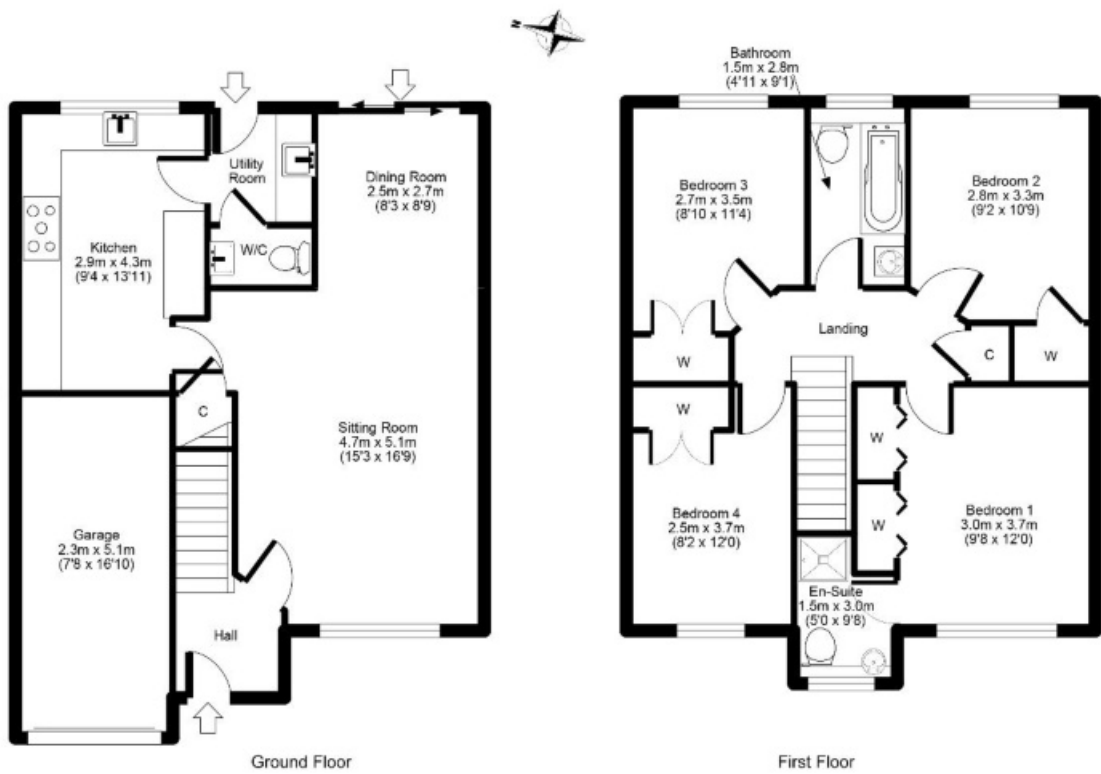
- * Welcoming entrance hall providing access to all principal rooms.
- * Bright and spacious sitting room with elegant décor, feature wall panelling and leading to the:-
- * Dining room with French doors opening directly to the rear garden, ideal for entertaining and family gatherings.
- * Stylish fitted kitchen featuring an excellent range of contemporary units, quality worktops, and integrated appliances.
- * Practical utility room off the kitchen providing further storage and access to the garden.
- * Cloakroom/WC conveniently located on the ground floor.

First Floor

- * Generous master bedroom with fitted wardrobes and a modern en-suite shower room.
- * Three further well-proportioned double bedrooms, all with fitted wardrobes.
- * Family bathroom fitted with a white three-piece suite, overhead shower, and modern finishes.

Additional Information

- * Gas central heating and double glazing throughout.
- * Integral garage and double mono-bloc driveway providing ample off-street parking.
- * Fully enclosed rear garden with paved patio, artificial lawn, and children's play area — perfect for outdoor living.
- * Ample residents' parking nearby.



46 MOFFAT WALK TRANENT EH33 2QL

All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2025 PreviewMyHome.co.uk

Situation

Nestled in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, banks, various restaurants, pubs, a library plus the recently opened Aldi and Asda stores. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

Fixtures and Fittings

All fixtures and fittings, including integrated appliances, blinds and light

fitments are included in the sale.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

East Lothian Council. Council Tax F

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Tranent
Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.