



# 7 The Orchard

Tranent, EH33 1BN



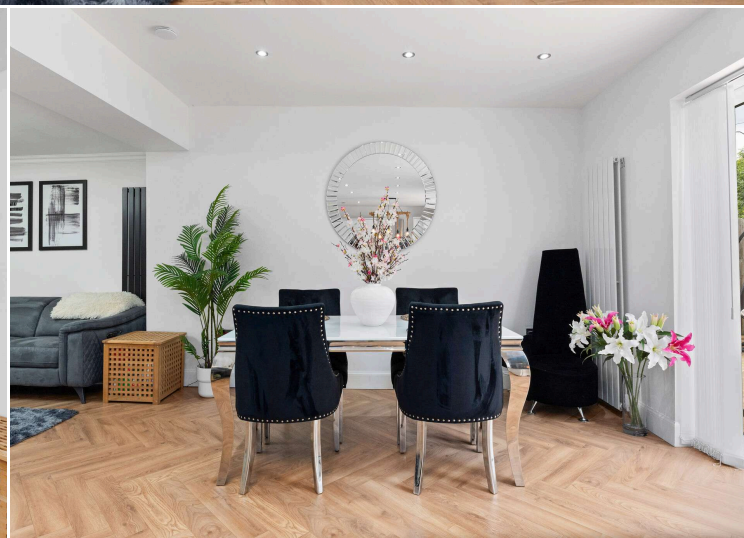
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## Superb, fully upgraded & modernised detached bungalow with lovely private garden & driveway

- Open plan kitchen/sitting/dining room
- Utility room
- 2 double bedrooms
- Bedroom 3/study
- Bathroom
- Fully upgraded & modernised throughout
- Popular & convenient location
- Delightful enclosed private garden
- Driveway for 2 cars to the front
- Gas central heating & double glazing



**Offers Over: £325,000**

**EPC Rating: D**

**Council Tax: C**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Set on a peaceful cul-de-sac in the popular town of Tranent, this superb, extended detached bungalow has a desirable location on the fringes of the town, close to the open countryside yet still within easy reach of amenities, transport links, and schools.

The current owner has upgraded and modernised the property throughout to a particularly high standard including quartz worktops and contemporary flooring as well as landscaping the garden and installing a decked terrace. A double driveway also provides off street parking for two cars with EV charging point.

The interior is bright and well proportioned throughout and decorated in tasteful neutral tones.

## Extras

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood, dishwasher, fridge, garden shed and EV charging point are included in the sale price. The fridge/freezer and washing machine are available by separate negotiation.











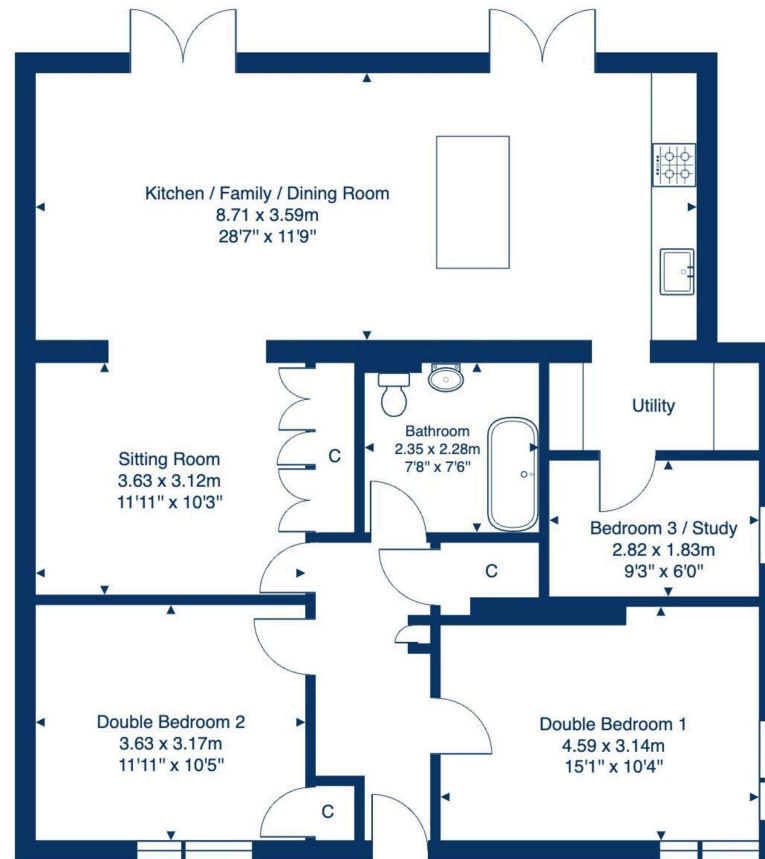
## Location

Tranent is located just off the A1, approx ten miles from Edinburgh City Centre. The City Bypass is a short drive away and there is an excellent bus service, and train stations in nearby Wallyford and Prestonpans, all of which allow for easy access to Edinburgh City Centre and the surrounding districts. The town centre offers a wide variety of shops and amenities, such as Aldi and Asda supermarkets, bank and post office services, health centre and a library. Further shopping facilities can be found in nearby Musselburgh and Fort Kinnaird Retail Park. Leisure facilities include golf courses, Meadowmill Sports Centre, a swimming pool and an indoor bowling centre, along with many parklands, open woodlands and beaches. Schooling is available from primary to secondary level.





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**Ground Floor**

Total Area: 97.3 m<sup>2</sup> ... 1048 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





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