

13 Carlaverock Crescent

TRANENT, EAST LOTHIAN, EH33 2DY



Spacious three-bedroom, semi-detached house that boasts generous proportions, a detached single garage, gas central heating, double glazing, and low-maintenance gardens



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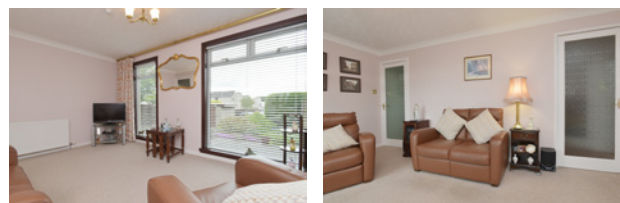


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McEwan Fraser is delighted to present this spacious three-bedroom, semi-detached house that boasts generous proportions, a detached single garage, gas central heating, double glazing, and low-maintenance gardens. Internally, the house is in good order and offers excellent potential for a buyer keen to make their own mark on their new home.

THE LIVING ROOM



Accommodation is focused on a spacious living room with excellent levels of natural light. There is plenty of space for a variety of different furniture arrangements which will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN/DINER



A generous dining kitchen overlooks the rear garden. There is a full range of base and wall-mounted units that offer plenty of prep and storage space for the aspiring chef. The units are arranged around freestanding appliances. There is also plenty of space for a 6-seat dining table.





Ground floor accommodation is completed by a welcoming hallway with integrated storage and a W.C.

Climbing the stairs, the first-floor landing gives access to all three bedrooms and a shower room. Bedroom one is a very generous double bedroom with a large integrated wardrobe and plenty of space for a full suite of freestanding bedroom furniture. Bedroom two is a further double bedroom with an integrated cupboard. Bedroom three is also a workable double. Accommodation is completed by a shower room which is partially tiled and finished with a white suite.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



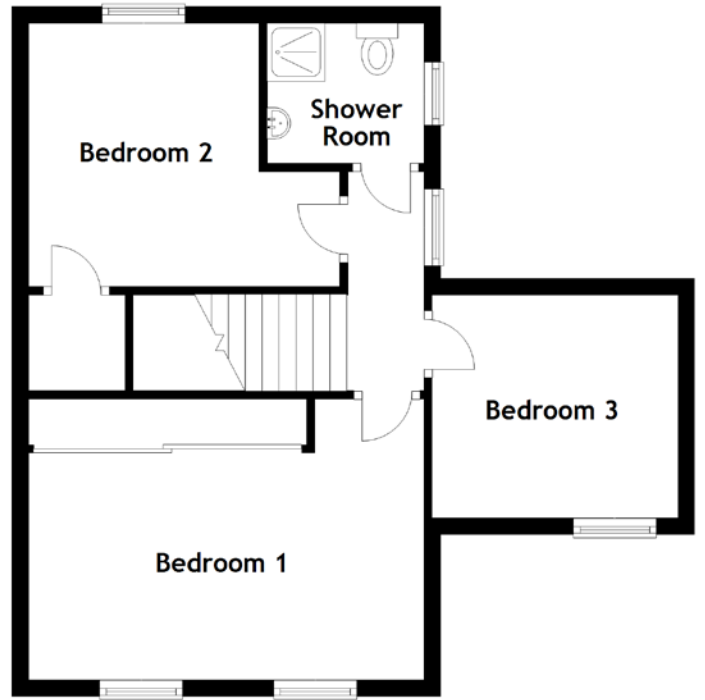
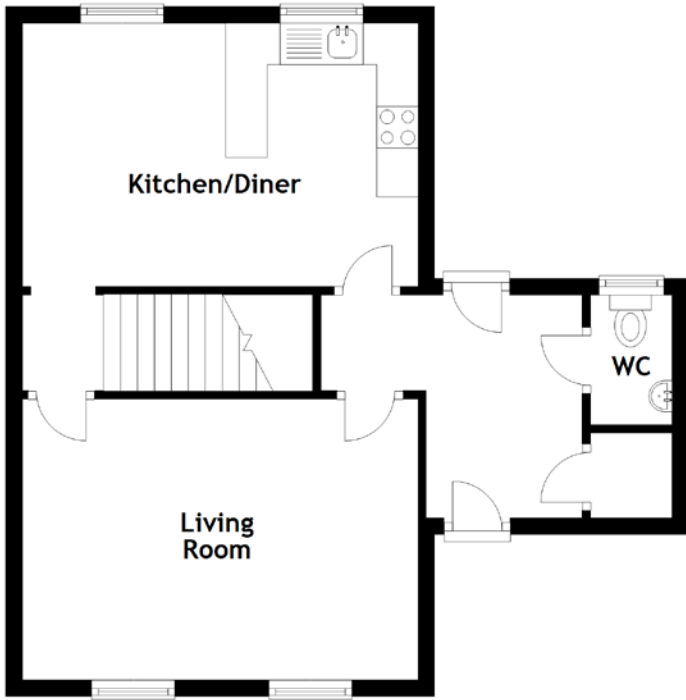
BEDROOM 3



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

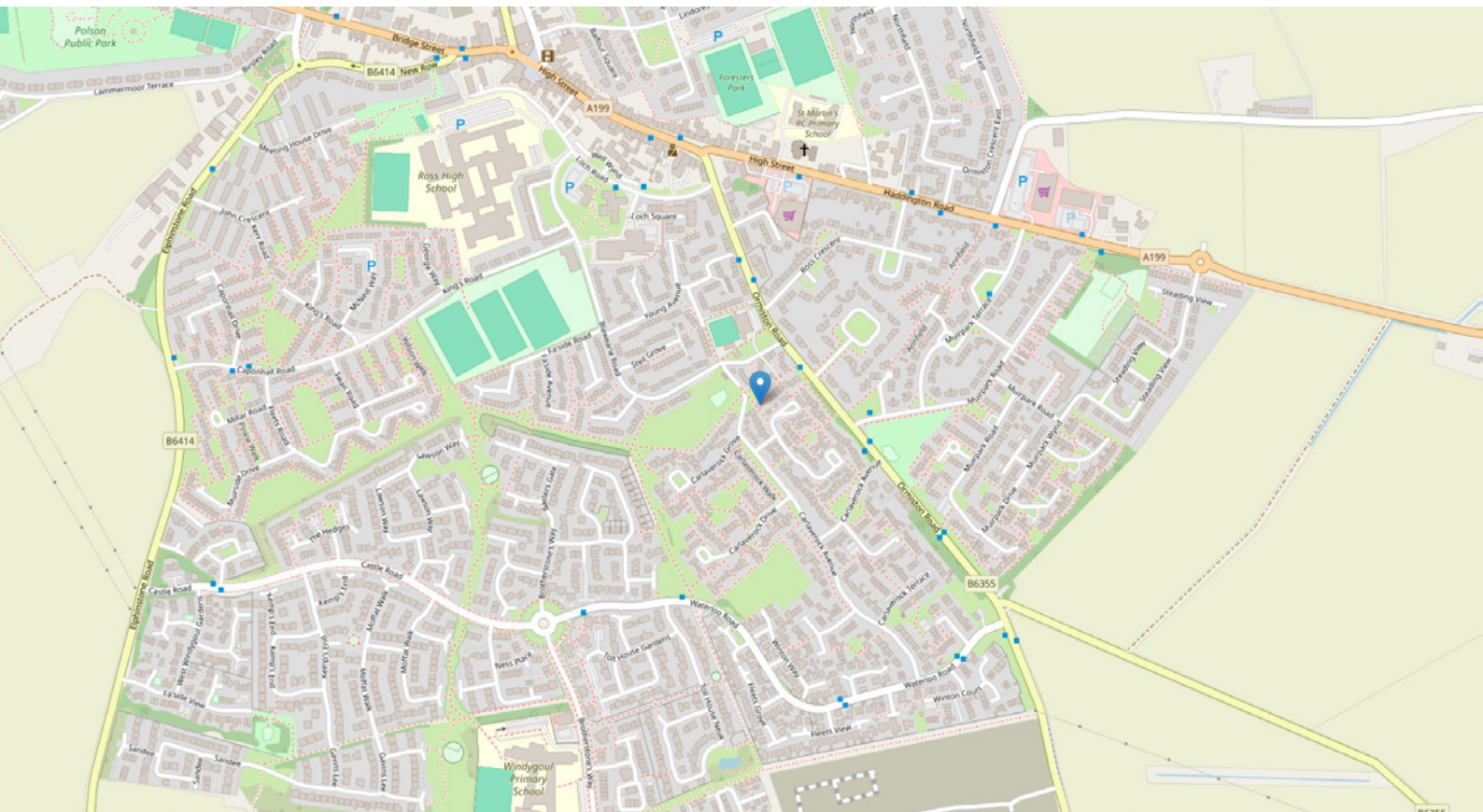


Approximate Dimensions
(Taken from the widest point)

Living Room 4.77m (15'8") x 3.38m (11'1")
 Kitchen/Diner 4.77m (15'8") x 3.17m (10'5")
 WC 1.57m (5'2") x 0.98m (3'3")

Shower Room 1.89m (6'3") x 1.69m (5'6")
 Bedroom 1 4.79m (15'9") x 3.44m (11'3")
 Bedroom 2 3.75m (12'4") x 3.17m (10'5")
 Bedroom 3 2.99m (9'10") x 2.73m (8'11")

Gross internal floor area (m²): 91m² | EPC Rating: D



THE LOCATION

Tranent is a historic town in East Lothian, located just off the A1, and offers a mix of modern housing developments surrounding the old town centre with its traditional stone-built buildings.





The vibrant centre has supermarkets including an ASDA and ALDI, a doctor's surgery, a leisure centre, a library, and a post office, whilst Fort Kinnaird and Straiton retail parks have an extensive range of major high street names, restaurants, and a multi-screen cinema. Set amid rolling countryside, Tranent is well-placed for access to the East Lothian coastline and many superb beaches. Commuting into Edinburgh, there is direct access via the A1 to the city bypass and A199. There are also regular bus services available from the High Street, and train services from nearby Musselburgh, Wallyford, or Prestonpans.




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