

# 25A Church Street

TRANENT, EAST LOTHIAN, EH33 1AA



*Period two-bedroom semi-detached house that is ideally positioned mere seconds away from the High Street*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this superb two-bedroom semi-detached house to the market. It is ideally positioned mere seconds away from the High Street giving ready access to the full range of amenities available in the area. The house has double glazing, gas central heating, shared rear garden, and it would be an amazing first-time buy.

# THE LIVING ROOM



Accommodation is centred around a lovely dual-aspect living room that has ample space for a large suite and plenty of supporting furniture. The proportions on offer will give a new owner plenty of space to create their ideal entertaining space.

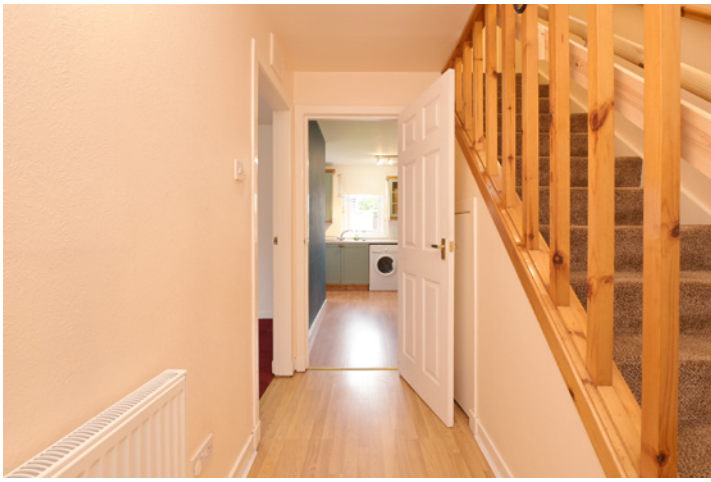


# THE KITCHEN



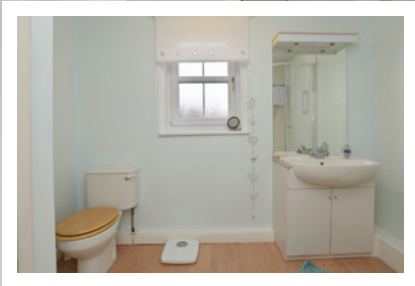
The ground floor also has a well-proportioned kitchen that includes a full range of base and wall-mounted units that offer excellent prep and storage space. There is a mixture of integrated and free-standing appliances.





Climbing the stairs, the first-floor landing gives access to two bedrooms and a shower room. Bedroom One is a generous double that runs the width of the property. There is an integrated wardrobe and plenty of space for a full suite of bedroom furniture. Bedroom Two is a very generous single that also boasts an integrated wardrobe.

## THE SHOWER ROOM





# BEDROOM 1



# BEDROOM 2





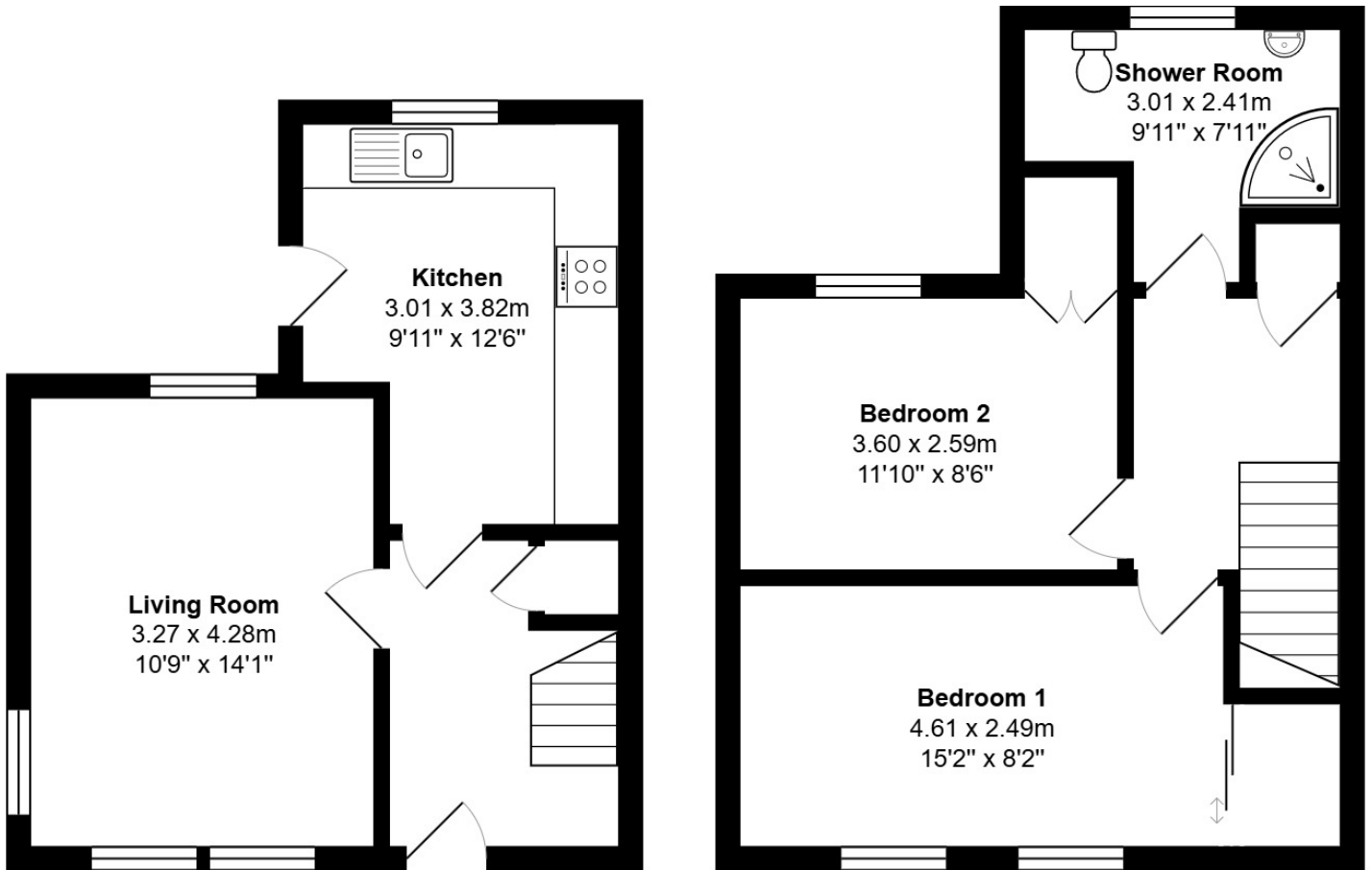
Externally, the property shares a rear garden which is largely laid to lawn and surrounded by a full-height wall.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>):68m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

Tranent is situated on the A199 around two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with a choice of banks, ample shops and amenities.







Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail park in Newcraighall which provides a wealth of major stores. Tranent's popularity with commuters is in part due to excellent bus services operating to and from the City Centre and many surrounding areas along with a network of roads leading to the City Centre which is approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town, there are a range of schools for all ages and several leisure facilities including a swimming pool.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.