

8A Edinburgh Road

TRANENT, EAST LOTHIAN, EH33 1AN



A two-bedroom flat with a private patio, a property that combines space, style, social living and the luxury of a sauna



0131 524 9797



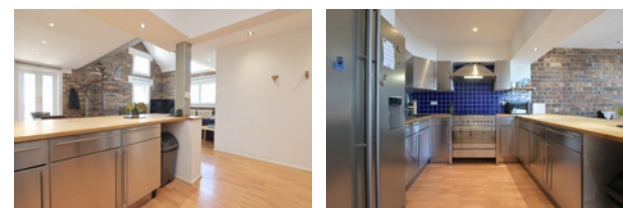
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McEwan Fraser Legal is delighted to present 8A Edinburgh Road to the market. Set within the historic Miners Welfare Institute, this unique home blends striking period architecture with contemporary interior design. The property is fronted by an impressive sandstone entrance framed with red brick detail, setting the tone for the character and individuality found within.

THE KITCHEN / LIVING / DINING ROOM



Stepping inside, you are welcomed by a spacious hallway which leads you through to the heart of the home. The open-plan kitchen, dining and living area offers an exceptional sense of space, designed for both everyday living and entertaining. The kitchen is fitted with sleek stainless-steel units and a range-style cooker, set against bold tiled splashbacks, with a breakfast bar flowing seamlessly into the dining area. The dining space is perfectly placed against exposed brickwork, adding warmth and texture, while French doors open out to a private patio.

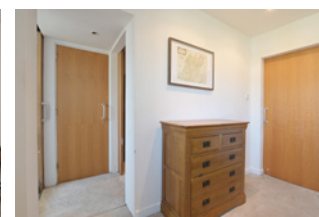
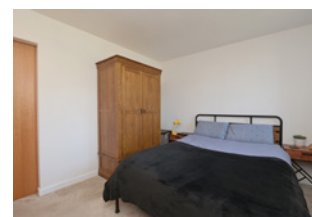


The room continues into a generous living area with lofty ceilings, feature brick walls and tall windows which flood the space with natural light. A striking spiral staircase rises to the upper level, enhancing the sense of height and drama in this social hub of the home.



The ground floor also hosts a well-proportioned bedroom complete with a large ensuite bathroom and excellent storage.

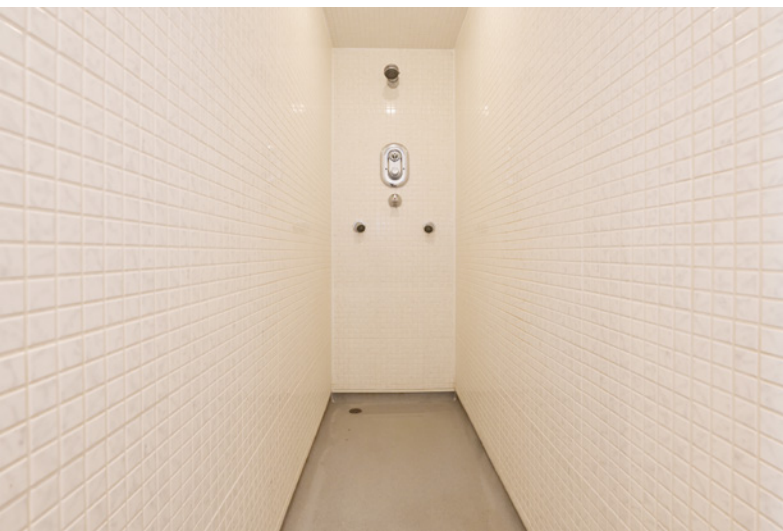
THE GROUND FLOOR BEDROOM



THE SHOWER ROOM & SAUNA

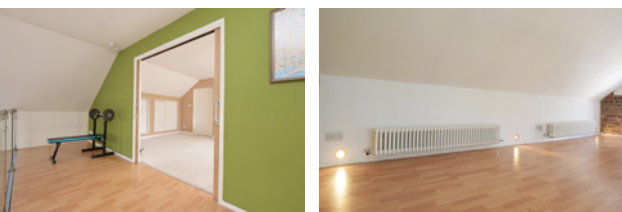


Completing this level is a stylish main shower room which also features a sauna, adding a touch of luxury rarely found in properties of this kind.



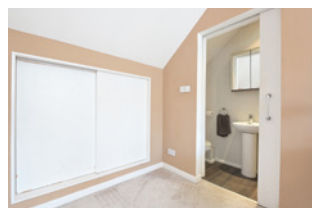
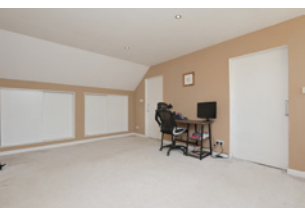
Moving upstairs via the spiral staircase, you arrive at a bright landing which overlooks the main living area below. With its glass balustrade, exposed brickwork and vaulted ceiling, this space provides an ideal spot for a home office, reading area, or simply enjoying the impressive view across the open-plan living space.

THE MEZZANINE



From here, the layout flows naturally into the principal bedroom, which stretches across the first floor. This expansive suite benefits from excellent built-in storage and an ensuite shower room. With generous proportions and windows that channel natural light throughout, the room enjoys both space and privacy, while maintaining a connection to the dramatic architecture of the home.

THE MASTER BEDROOM



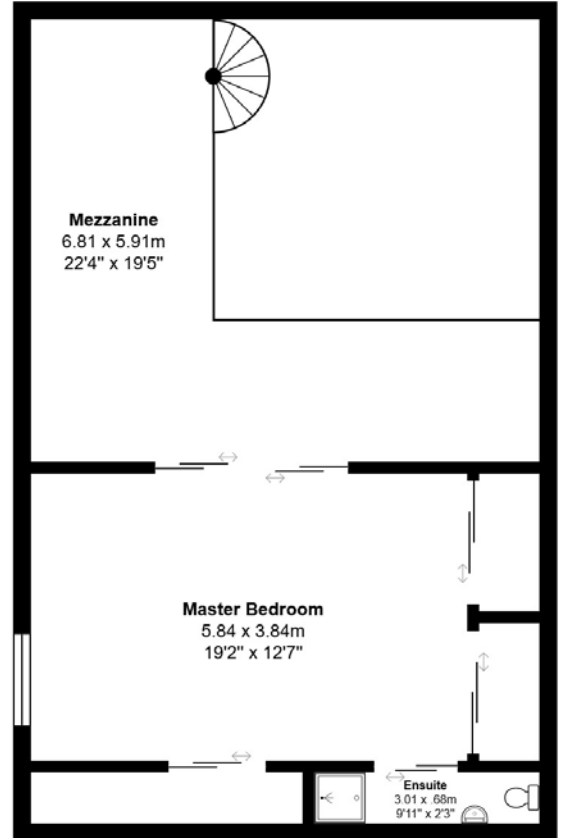
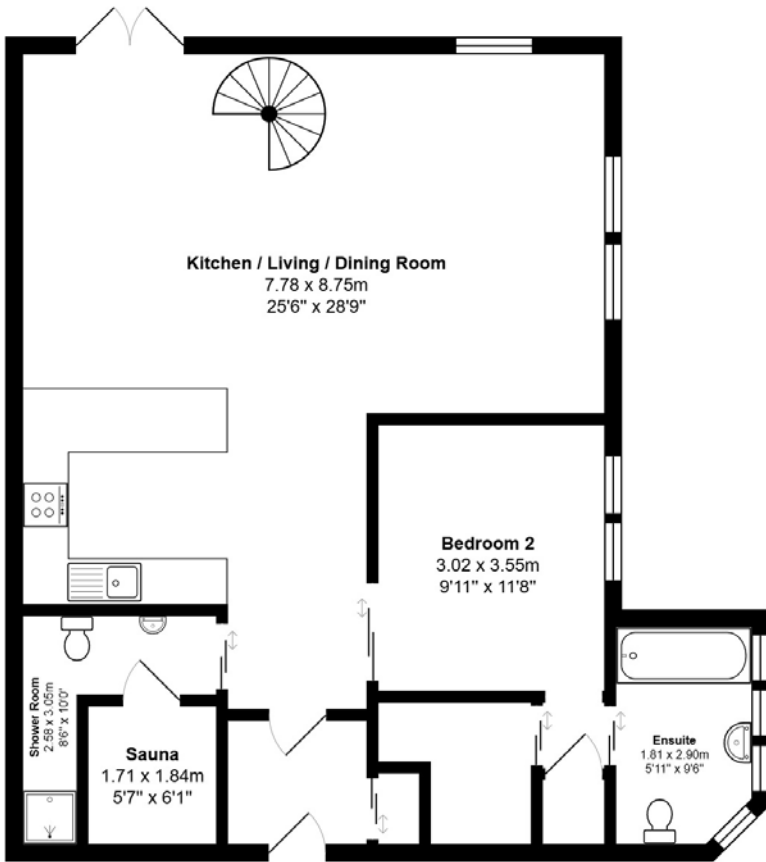
Externally, the property benefits from its own private patio, perfectly placed for outdoor dining or simply enjoying a quiet moment in the fresh air.

This is the perfect property for those seeking a home that blends history, character and contemporary living in one distinctive package, offering a lifestyle that is as unique as its setting.

EXTERNALS

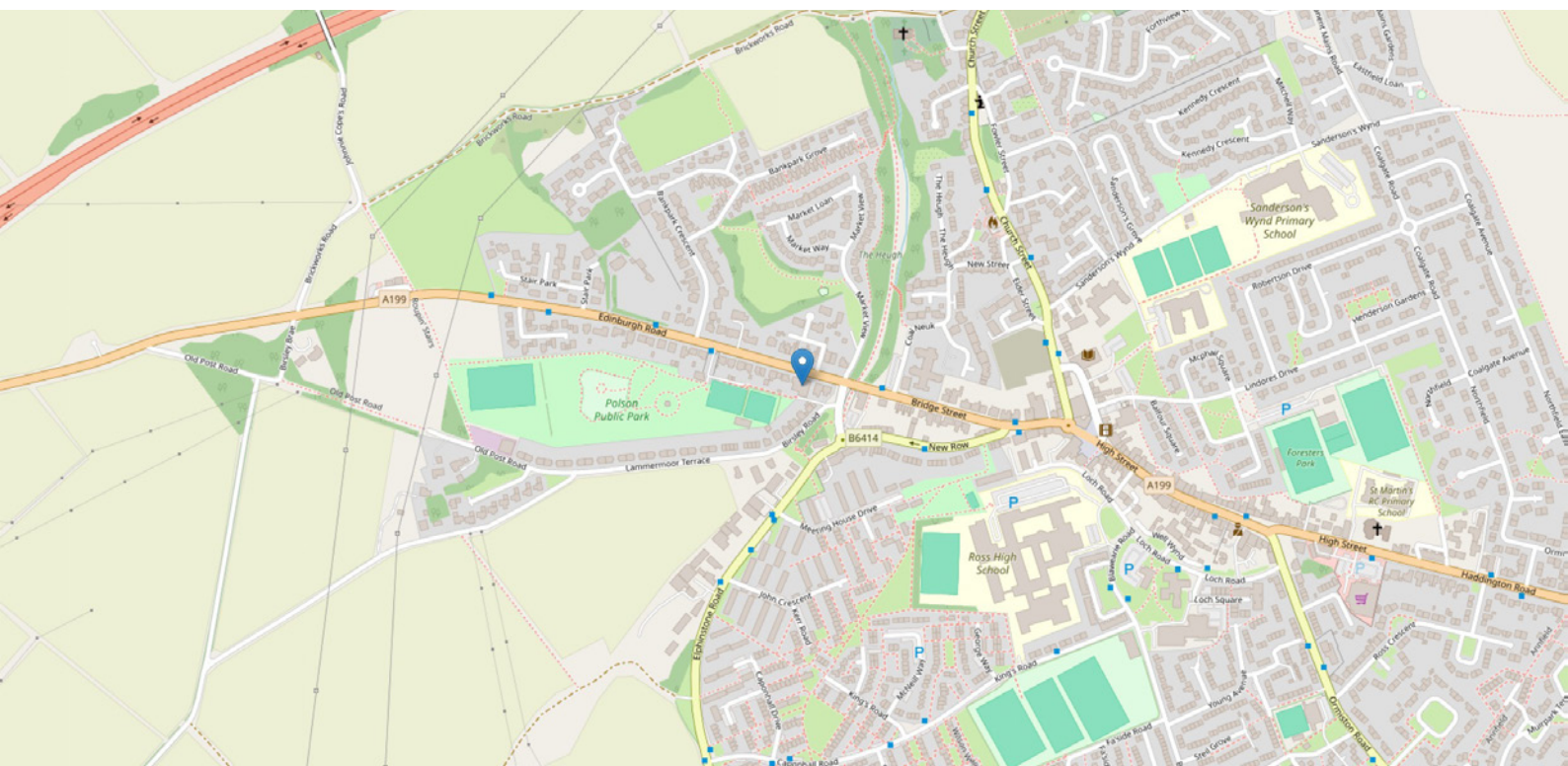


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 130m² | EPC Rating: E



THE LOCATION

The property enjoys a prime position in Tranent, one of East Lothian's most accessible and well-connected towns. With a proud mining heritage and a welcoming community, Tranent has grown into a thriving hub that offers everything needed for modern living while retaining a sense of character and charm. The town centre provides an excellent mix of everyday amenities, including supermarkets, independent shops, cafés and restaurants, alongside leisure facilities and healthcare services. Families are particularly well catered for, with a choice of highly regarded primary and secondary schools within easy reach, as well as nurseries and after-school activities.





Outdoor enthusiasts will find plenty to enjoy nearby, from scenic country walks and cycle routes to East Lothian's famous coastline, where sandy beaches and charming seaside towns are just a short drive away. Golfers are spoilt for choice with a number of championship courses across the region, while those seeking open countryside can explore the Lammermuir Hills to the south.

Tranent is also ideally placed for commuters. The A1 runs close by, providing quick and easy access to Edinburgh in around twenty minutes by car, while neighbouring Wallyford and Prestonpans offer rail connections into the city and beyond. This balance of convenience, community and countryside makes Tranent a particularly appealing place to call home.



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