

Plot 182 Church Street

TRANENT, EAST LoTHIAN, EH33 1BL



*EXCELLENT DEVELOPMENT OPPORTUNITY TO
BUILD THREE HOMES IN THE SOUGHT AFTER
TOWN OF TRANENT*



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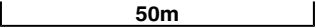
McEwan Fraser Legal is delighted to present an excellent development opportunity at Plot 182 Church Street, Tranent, EH33 1BL. This well-located plot of land comes with full planning permission granted for the construction of one detached house and two semi-detached homes, making it an ideal prospect for developers, investors or those looking to build bespoke family homes in a desirable East Lothian location.

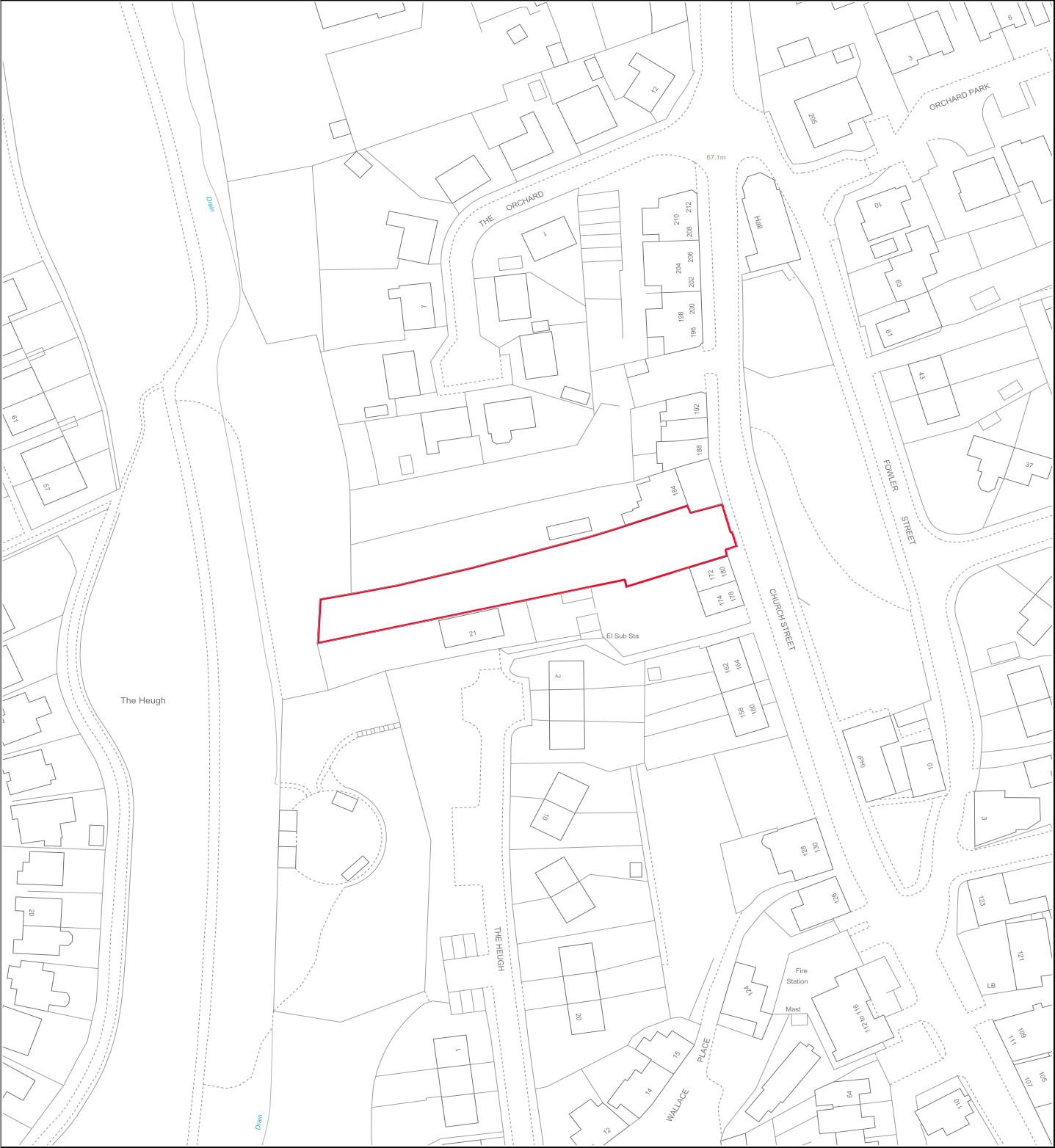
Situated in the popular town of Tranent, within a designated conservation area, the site benefits from excellent local amenities, schools and transport links, including easy access to Edinburgh via the A1 and nearby rail connections. The area is well-served by supermarkets, independent shops, cafes and leisure facilities, with the stunning East Lothian coastline just a short drive away.

This is a fantastic opportunity to create three modern homes in a well-established and growing community with strong local demand for quality housing. For full planning details, please visit the East Lothian Council planning portal [here](#).





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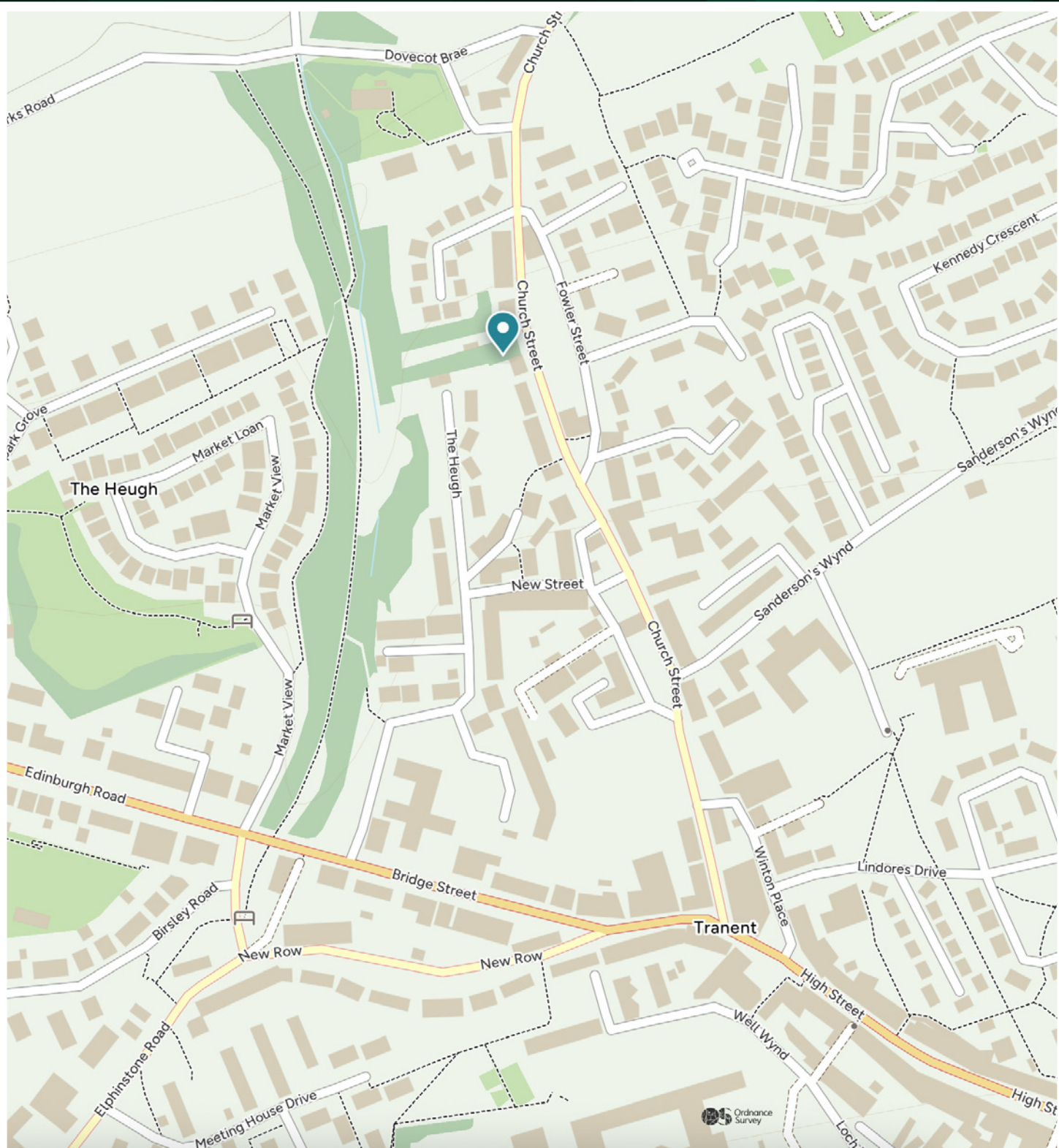


Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses.

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 complex 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.



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