

39 Ormiston Crescent East

TRANENT, EH33 1JX



Two-bed upper villa that would make an ideal first-time buy



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McEwan Fraser is delighted to present this two-bedroom main-door upper flat in the popular East Lothian town of Tranent.

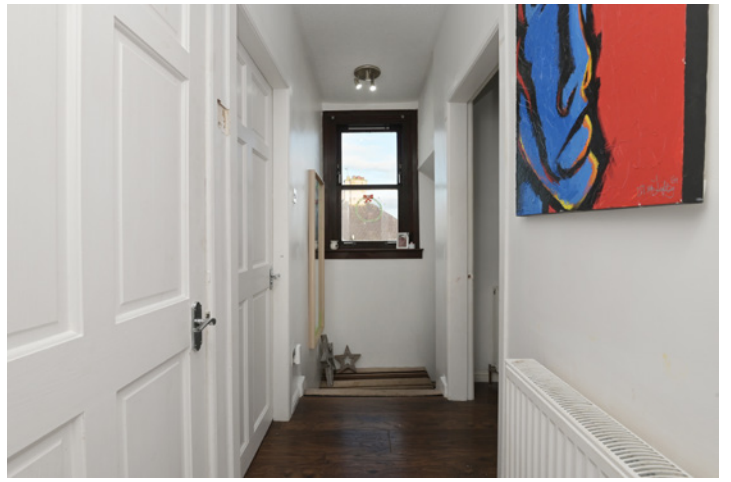
THE LIVING ROOM



The accommodation comprises a welcoming entrance vestibule with carpeted stairs leading to the upper level, a spacious living room featuring a stylish wall-mounted electric fire and a modern fitted kitchen complete with hob, oven, and cooker hood.

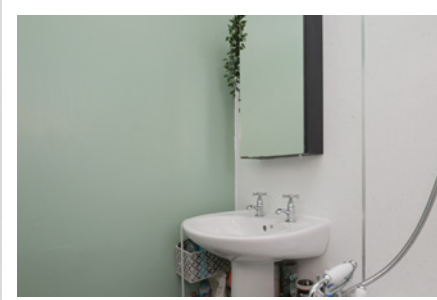
THE KITCHEN





There are two generously proportioned, rear-facing double bedrooms and a well-presented bathroom. Further benefits include gas central heating and double glazing for extra warmth and comfort.

THE BATHROOM



BEDROOM 1



BEDROOM 2



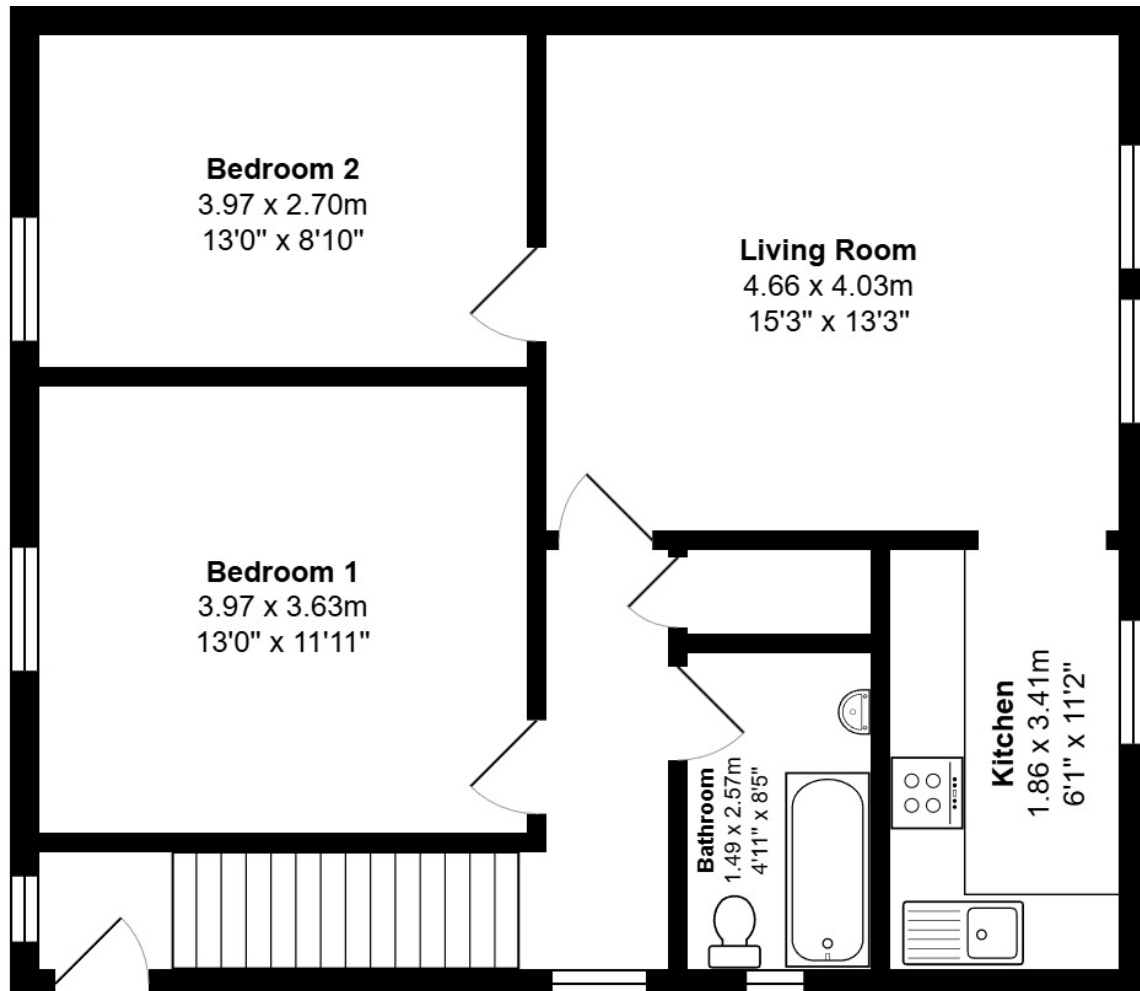
Externally, there is a private garden to the side and rear, and a driveway providing off-street parking.

This property represents an excellent opportunity for first-time buyers or young families. Early viewing is highly recommended.

EXTERNALS

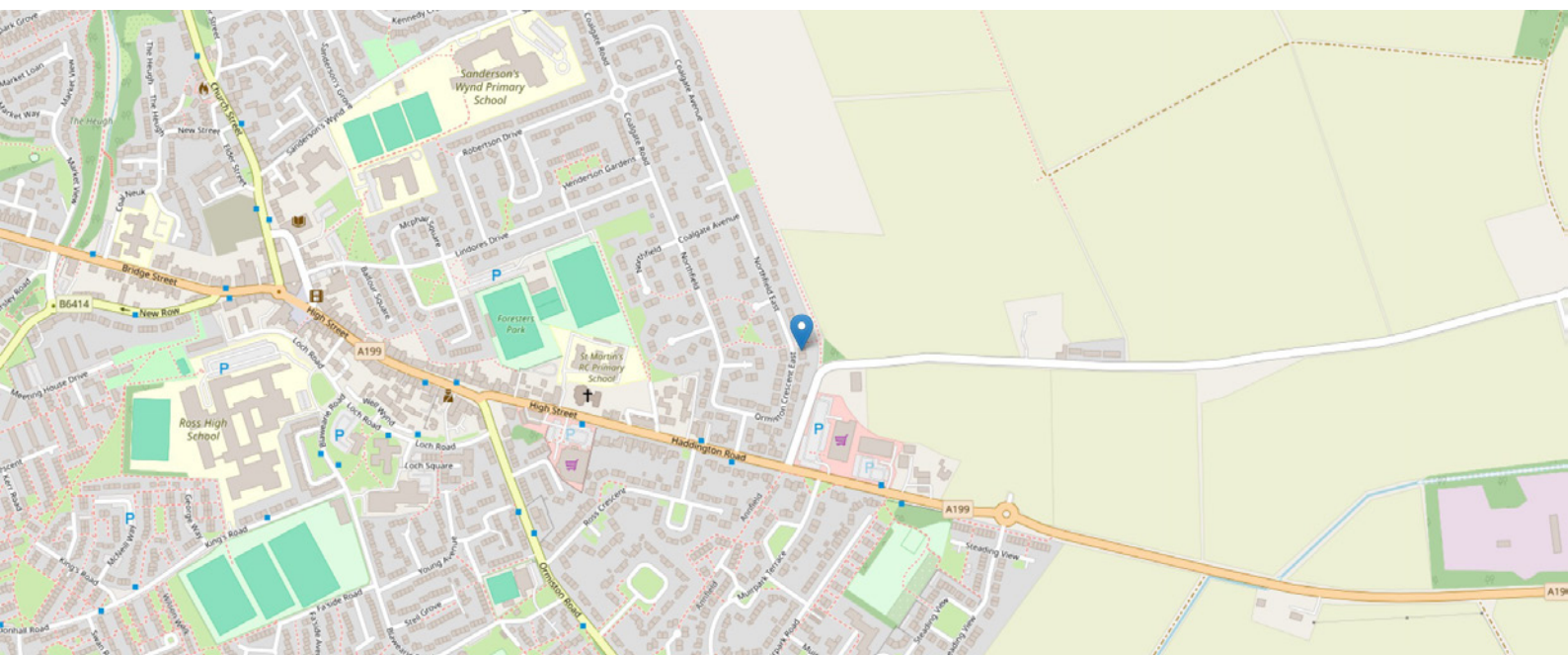


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 58m² | EPC Rating: C



THE LOCATION

Tranent is a historic and vibrant town situated in the heart of East Lothian, just a short distance east of Edinburgh, making it an ideal location for commuters seeking a balance between city convenience and countryside charm. Steeped in history, Tranent offers a welcoming community atmosphere, with a variety of local amenities including shops, cafes, restaurants, and essential services, ensuring everyday convenience is never far away.





The town is well served by schools, both primary and secondary, making it a popular choice for families. For leisure and recreation, Tranent boasts a range of parks, sports facilities, and nearby scenic countryside, perfect for walking, cycling, and outdoor activities. The town also benefits from excellent transport links, including nearby bus routes and easy access to the A1, connecting residents to Edinburgh, Haddington, and the wider East Lothian coast.

With a rich heritage, strong community spirit, and an attractive mix of housing, Tranent presents an appealing location for those looking to enjoy the charm of East Lothian while remaining within easy reach of the capital.



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