



1 Market Loan, Tranent, EH33 1GD

KILGOUR
PROPERTY





1 

4 

2 

C  EPC BAND

F  COUNCIL TAX BAND

Lounge	14'1 x 13'5	4.30 x 4.10m
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Kitchen/Diner/ Family Room	30'2 x 21'0	9.20 x 6.40m
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Utility Room	5'7 x 5'3	1.70 x 1.60m
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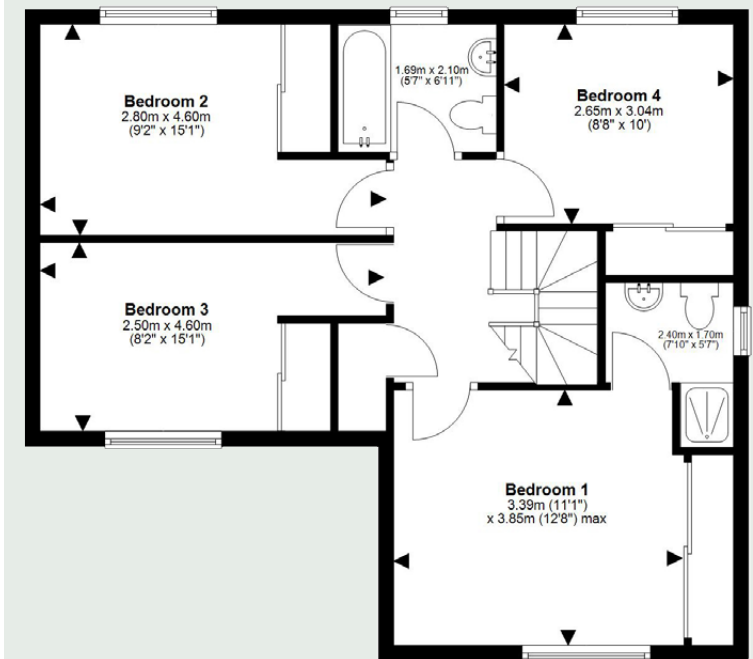
Bedroom 1	12'8 x 11'2	3.85 x 3.39m
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Bedroom 2	15'1 x 9'2	4.60 x 2.80m
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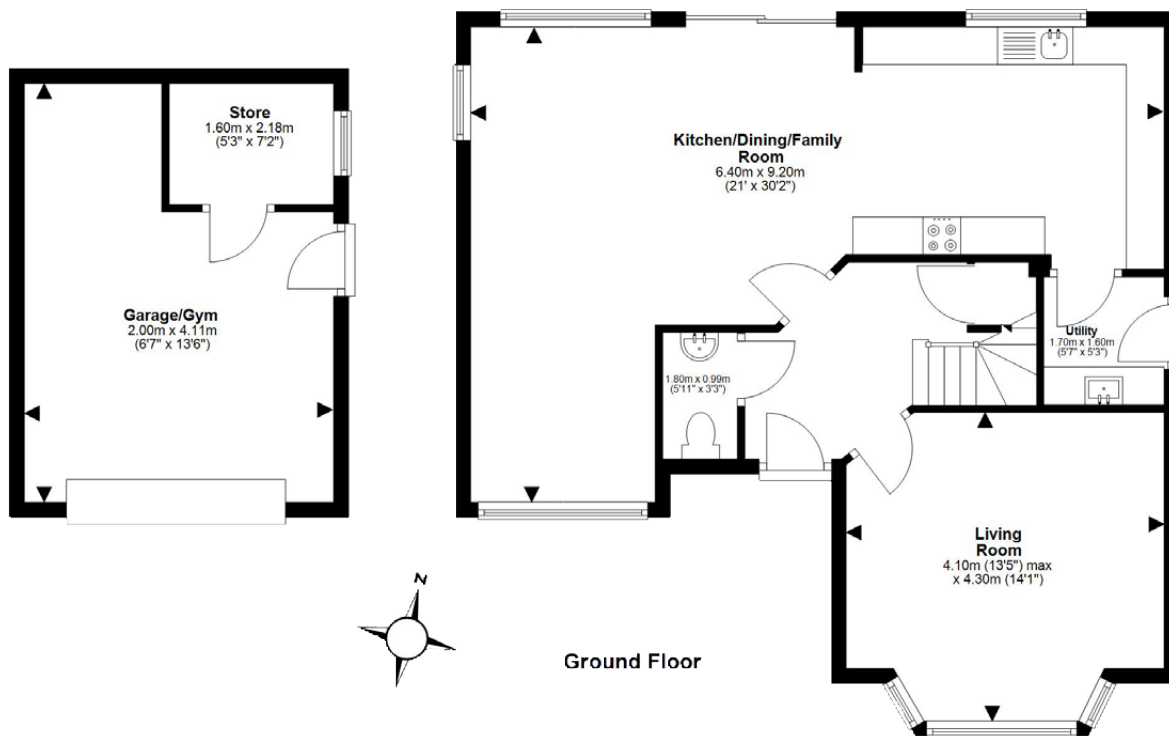
Bedroom 3	15'1 x 8'2	4.60 x 2.50m
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Bedroom 4	10'0 x 8'8	3.04 x 2.65m
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Bathroom	6'11 x 5'7	2.10 x 1.69m
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First Floor



Ground Floor



- Lounge
- Separate Kitchen Diner/
Family Room
- Utility
- WC
- 4 Bedrooms (Master En
Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens To Front Side
& Rear
- Detached Garage/Home
Gym
- Driveway
- Council Tax – Band F
- EPC – Band C



Viewing by appointment through selling agent
on 0131 273 5233

Description

A stunning detached family home sitting on an impressive corner plot within a sought after development that is very well placed for commuting and has good day to day amenities close by.

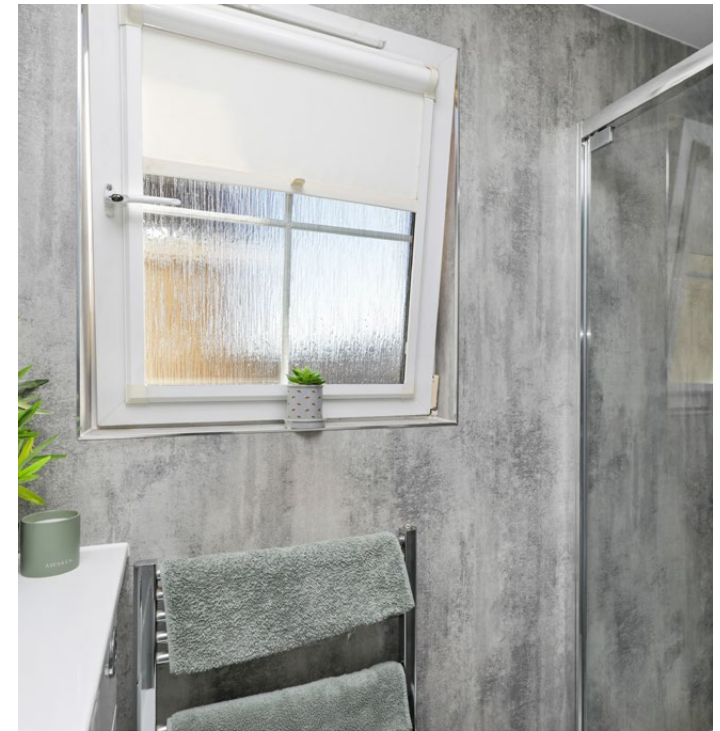
The property which has been altered to offer spacious and flexible family living also benefits from gas central heating and is double glazed throughout.

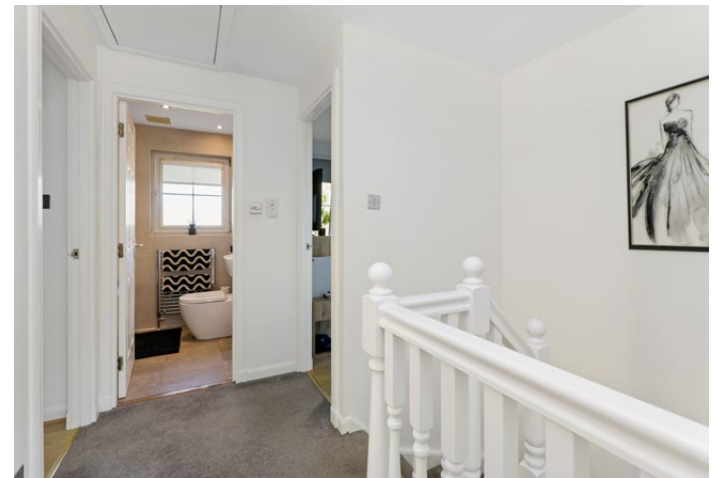
Externally there are superbly maintained gardens to the front side and rear as well as a detached garage which is currently being used as a home gym. Finally, the driveway offers private off street parking.

Location

Set within the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services and Prestonpans and Wallyford train stations all nearby, it is easily commutable to either the city centre, the City Bypass or the A1 south. The town centre offers a good variety of shops on the High Street, banks, various restaurants, pubs, a library plus the recently opened Aldi and Asda stores. Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi-purpose sports hall, dance studios, gym and children's soft play area. Nearby Fort Kinnaird Retail Park offers a range of large High Street retail outlets, restaurants including a cinema. Primary and secondary schooling are both within easy reach, with higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.















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95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

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zoopla

onTheMarket.com

