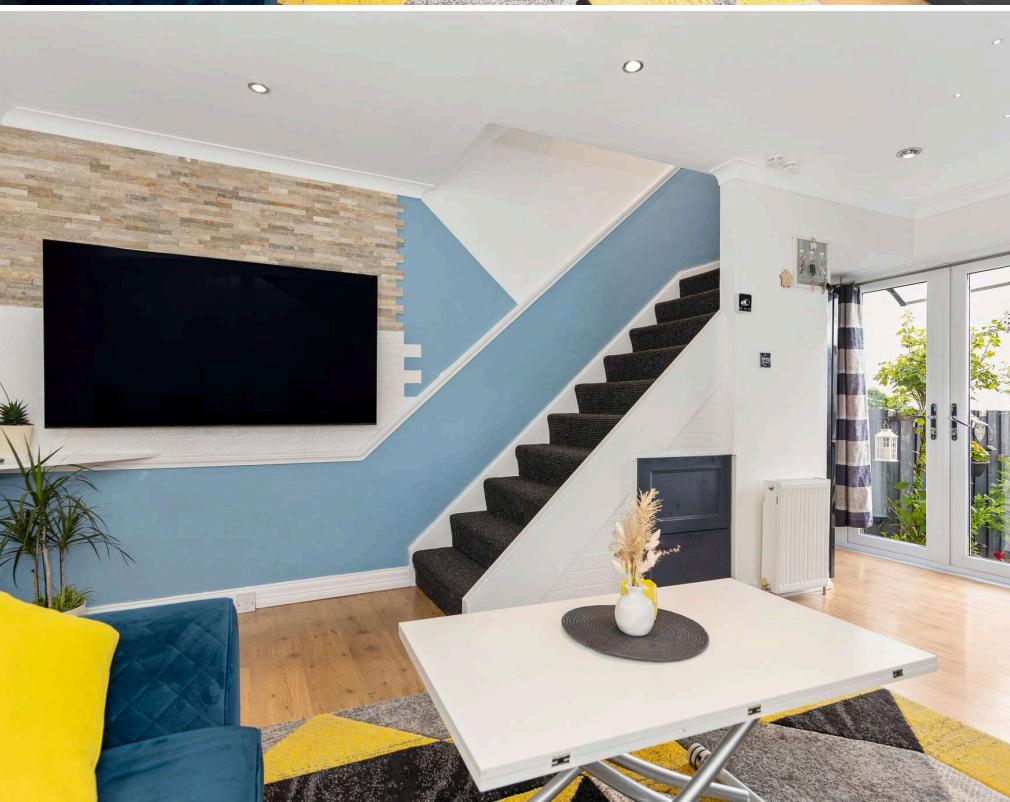




5 Winton Court, Tranent, EH33 2PR



## Welcome

Presenting 5 Winton Court, Tranent—an exceptional end-terraced residence, proudly offered for sale by McDougall McQueen. This beautifully maintained property stands out for its surprisingly spacious layout and prime location within a highly regarded residential area of East Lothian. The home boasts a stylish, modern fitted kitchen, efficient gas central heating with Hive controller, double glazing throughout, and attractive private gardens to the front and side. Additional benefits include a driveway for convenient off-street parking. This outstanding property represents superb value in today's competitive market, making it an ideal purchase for couples or individuals seeking comfort, style, and accessibility. Tranent itself is perfectly situated for easy commuting to Edinburgh city centre, with excellent access to the A1, City Bypass, and the wider Scottish road network.

- Superb location within a prime residential area
- Side door entrance
- Spacious open plan living room and kitchen with front facing window, a range of base and wall units, induction hob, extractor, oven, fridge freezer, washing machine and dishwasher, ample built-in storage, and stairs to the upper level
- Upper hallway with side facing window
- Double bedroom with front window and built-in open wardrobe
- Lovely bathroom with jacuzzi bath with mid mount taps, shower over, shower screen, wc, glass bowl style sink and wall vanity unit
- Double glazing and gas central heating with Hive controller
- Private garden grounds to the front and side with various areas for entertaining, complete with built-in barbecue and garden storage
- Driveway for off-street parking



## Tranent

Tranent has good local shopping facilities, schooling for all ages and within the immediate area there is a wide range of leisure and recreational facilities. For those commuting the A1 is on your doorstep and the journey into Edinburgh is both fast and easy as the city bypass is five minutes away by car, there are also regular buses in the town, and train services from nearby Musselburgh or Prestonpans Stations. East Lothian's beautiful countryside, fine coastlines and famous golf courses are also virtually on the doorstep of this property.

## Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, integrated appliances all remaining white goods, sofa bed in the living area and upper hall free-standing storage. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold deemed sold as seen.



# Get in touch

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 0131 240 3818

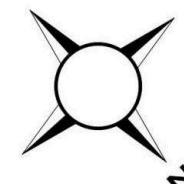
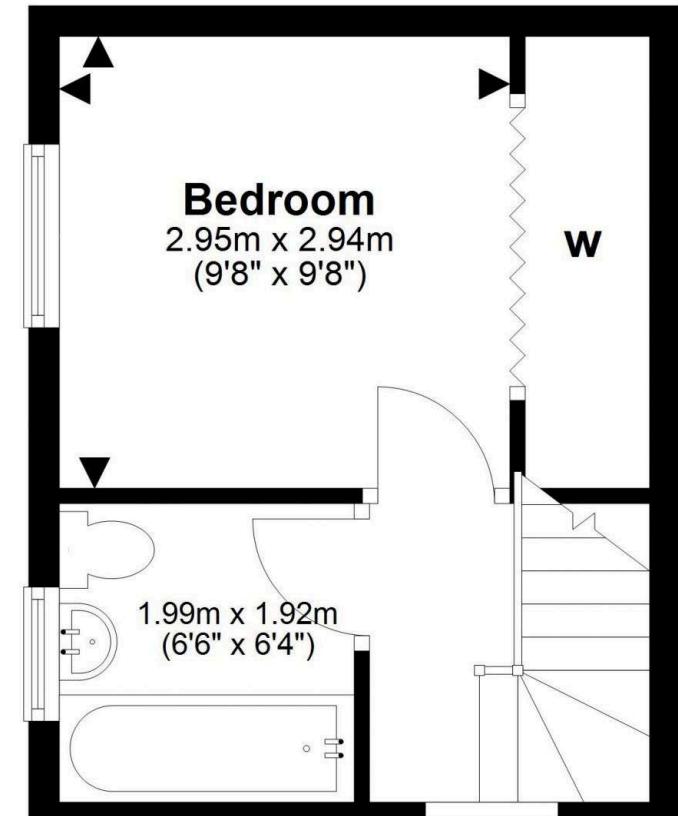
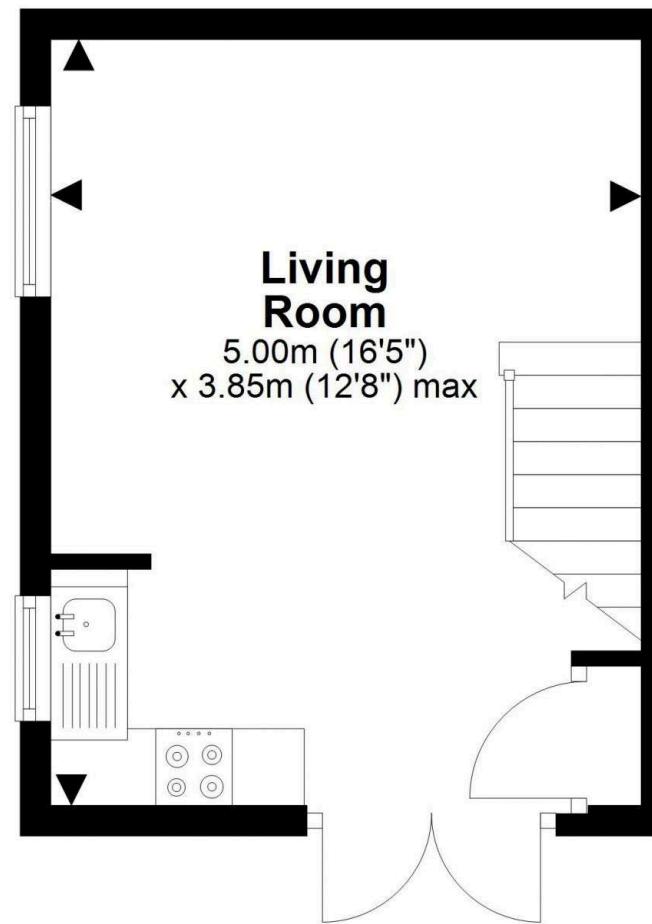
## Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:  
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

**Disclaimer:** Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.

For details of the internal floor area, please refer to the Home Report.