

Tranent

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Offers Over £175,000

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22 Muirpark Terrace, Tranent, EH33 2AS



Spacious two bedroom semi detached bungalow with long driveway and large rear garden, set in a quiet crescent within the sought after East Lothian rural town of Tranent. Now requiring some upgrading and modernisation, this attractive bungalow is located in a popular residential area of the town, close to many local amenities, bus stops and transport links, and once upgraded, will make a lovely home for someone looking to downsize or a project to extend, subject to the relevant planning permissions

Accommodation

- * Bright hallway leading to the accommodation
- * Light and airy front facing sitting room with gas fire
- * Good size fitted kitchen with integrated electric hob and oven * * * Door from the kitchen leading to the rear porch and rear garden
- * Two spacious double bedrooms, master with fitted wardrobes
- * Part tiled shower room/WC

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Long driveway to the side providing off street parking
- * Large rear garden, partly paved, with two sheds included
- * Good size front garden with paving
- * Extension potential, subject to relevant planning permission

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Approximate Gross Internal Area = 59.4 sq m / 640 sq ft

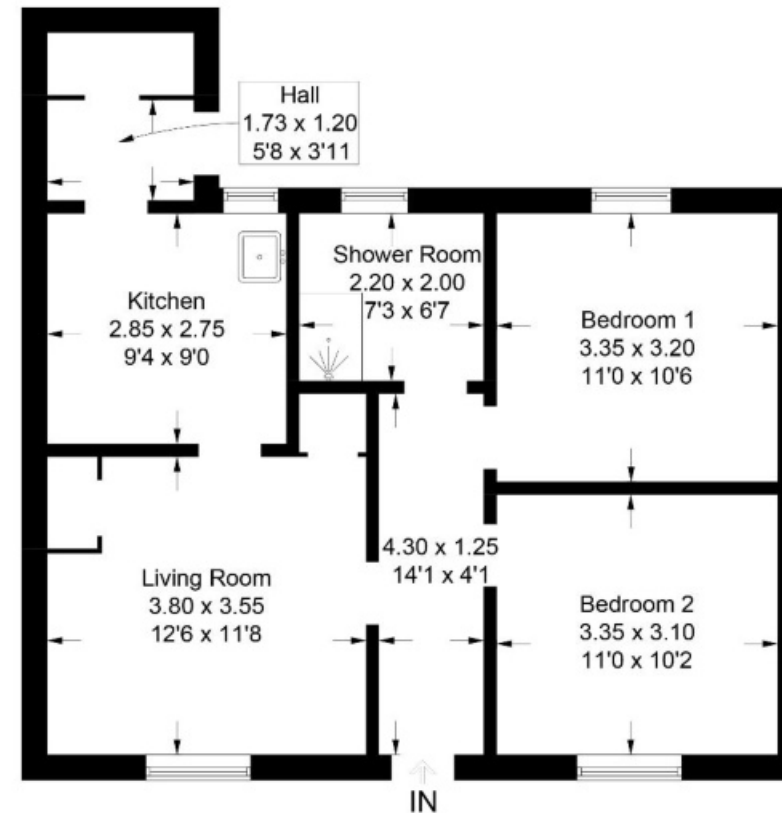


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303541)

Situation

Located in the scenic countryside of East Lothian, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city center 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, various restaurants, pubs, a library plus an Aldi and Asda store. 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 tertiary and higher education on offer at Edinburgh College and Queen Margaret University, both in neighbouring Musselburgh.

Fixtures and Fittings

All fixtures and fittings, fitted floor coverings, curtains, blinds and light

fittings are included in the sale as well as the integrated hob & oven in the kitchen are included in the sale.

Services

Mains Electricity, gas, water and drainage

EPC

E

Council Tax

D

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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