



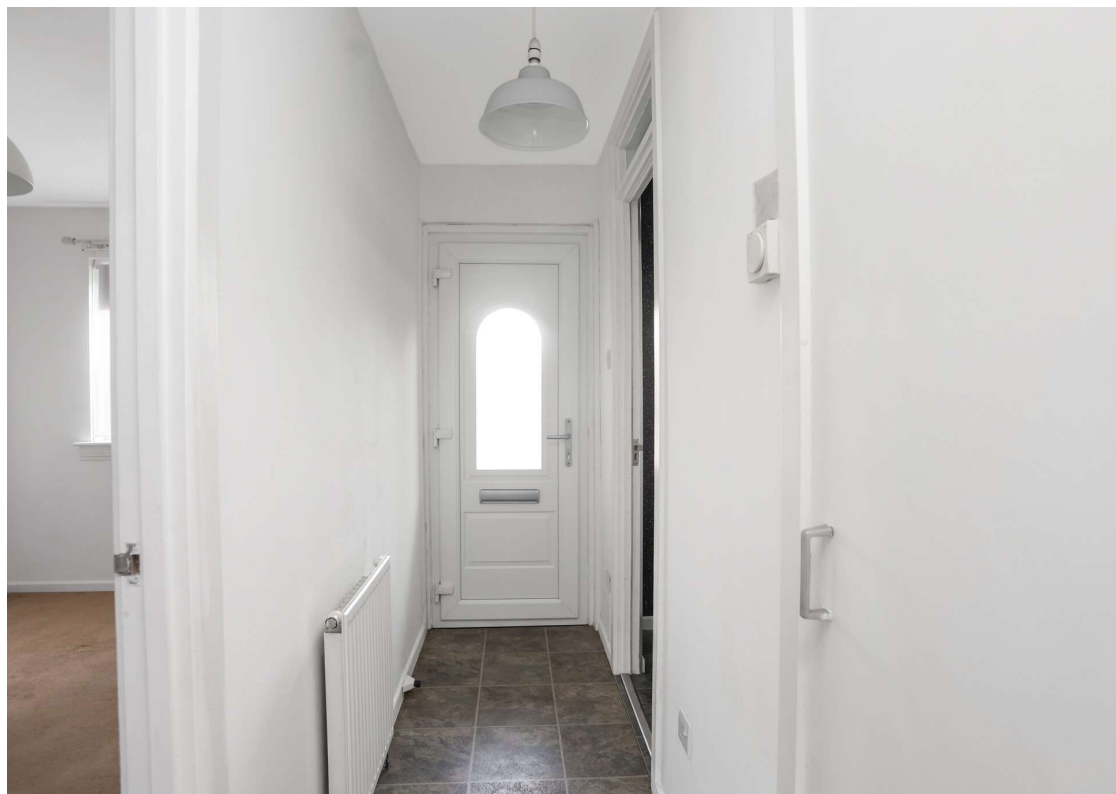


Welcome

Welcome to 13 Carloverock View - a rarely available one-bedroom end of terrace bungalow with driveway and garage, in the popular East Lothian town of Tranent. Situated at the end of a cul de sac in a quiet residential location, we are sure this property will prove to be popular with a host of potential purchasers including first-time buyers, those looking to downsize, and purchasers requiring ground floor living. There are private garden grounds to the front and rear providing ample space for outside entertaining, and a driveway to the side providing access to a detached garage which has both light and power. The property is well placed for all amenities, with easy access for the commute to Edinburgh, surrounding towns, the A1, A68 and Scotland's Road Network.

- Quiet cul-de-sac residential location
- Entrance hallway with boiler store cupboard
- Living room with access to the rear garden
- Fitted kitchen with rear facing window, a range of base and wall units, worktops with matching splashbacks, and washing machine
- Double bedroom with window to the front, and built-in wardrobes
- Lovely family bathroom with three-piece white suite, electric shower over the bath, wc and sink
- Gas central heating and double glazing
- Private gardens to the front and rear, ideal for relaxation and entertaining
- Driveway with space for several cars
- Detached garage with both light and power







Tranent

Tranent is a thriving East Lothian town, perfectly positioned just a short drive from Edinburgh, offering an appealing blend of historic charm and modern convenience. Residents enjoy a wide range of amenities including local shops, supermarkets, well-regarded schools, and leisure facilities, along with excellent public transport links for easy commuting to the city and surrounding areas. The town is surrounded by scenic countryside and is within easy reach of the stunning East Lothian coastline, making it an ideal location for those seeking both community spirit and outdoor pursuits.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and any remaining white goods. No warranty applies to any free-standing white goods, integrated appliances or any other movable goods included in the sale.





Get in touch

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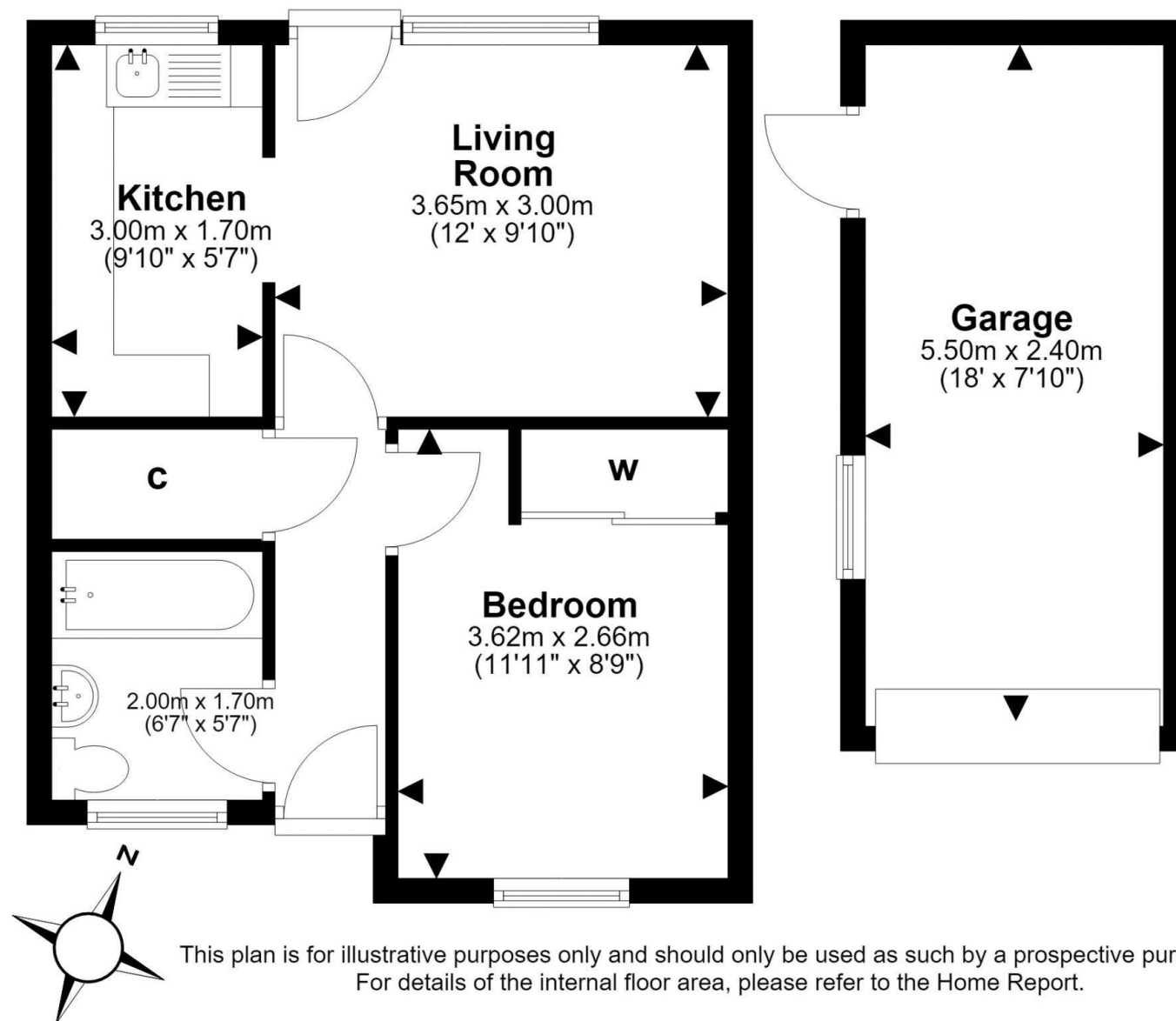
Bruntsfield Office:

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.