





Welcome

Welcome to 63 Fowler Street, Tranent, a stunning refurbished semi-detached three-bedroom cottage, providing ground floor living, offered for sale and brought to the market by McDougall McQueen. We are delighted to present this spacious, superb family home, situated in a quiet yet central location, in the lovely East Lothian town of Tranent. The property benefits from being lovingly refurbished throughout whilst still retaining some original features, presenting purchasers with a turnkey opportunity, benefiting from double glazing and gas central heating. This superb property offers excellent value for money in today's market and is sure to prove to be a popular option for a host of potential purchasers. Tranent is ideally placed for the commute to Edinburgh city centre, the A1, City Bypass and Scottish road network. Viewing is by appointment and should be made at your earliest convenience.

- Entrance porch
- Living room with front facing window, stove style electric fire and fireplace
- Dining area with ornate fireplace and French doors to the rear garden
- Inner hall with pantry style store cupboard
- Newly fitted kitchen with a range of base and wall units, electric ceramic hob, extractor, oven, integrated dishwasher and white goods including washing machine, tumble dryer, and fridge freezer available by negotiation
- Bespoke, stunning, Family bathroom with four-piece suite, including a beautiful standalone bath with floor mount taps and shower attachment, shower cubicle with drying area, overhead raindrop shower and attachment, feature wc, sink, and designer heated towel radiator
- Further inner hall with storage
- WC with rear facing window
- Main bedroom with rear facing window
- Bedroom two with rear facing window
- Bedroom three with rear facing window and built-in wardrobes
- Double glazing and gas central heating
- Stunning private garden grounds to the front with large rear garden, landscaped with external storage, and security lighting, ideal for relaxation and outside entertaining.
- Ample on-street parking to the front







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 on the doorstep of this property.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, and integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including all white goods may be available by negotiation.






Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.