

**Tranent**

Call 01875 611211

**Offers Over £155,000**

**CULLEN KILSHAW**  
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**39 Muirpark Road, Tranent, EH33 2AU**



Charming and well presented one bedroom semi detached bungalow with generous, easily managed gardens to the front, side and rear, set in a sought after street within the popular East Lothian rural town of Tranent. The property is close to many local amenities, bus stops and transport links, and would make the perfect home for someone looking to downsize to a bungalow or a first-time buyer. There is the potential to extend the property, subject to relevant planning permissions.

### Accommodation

- \* Light and airy sitting room with feature fireplace
- \* Recently installed fitted kitchen with integrated electric hob and oven with door to the rear garden
- \* Double bedroom with fitted wardrobes
- \* Fully tiled shower room/WC
- \* Spacious walk-in storage cupboard (with electric meter)

#### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Generous and easily managed garden surrounding the property with garden shed included
- \* Extension potential, subject to relevant planning permission

## 39 Muirpark Road, Tranent EH33 2AU

Approximate Gross Internal Area = 48.3 sq m / 520 sq ft

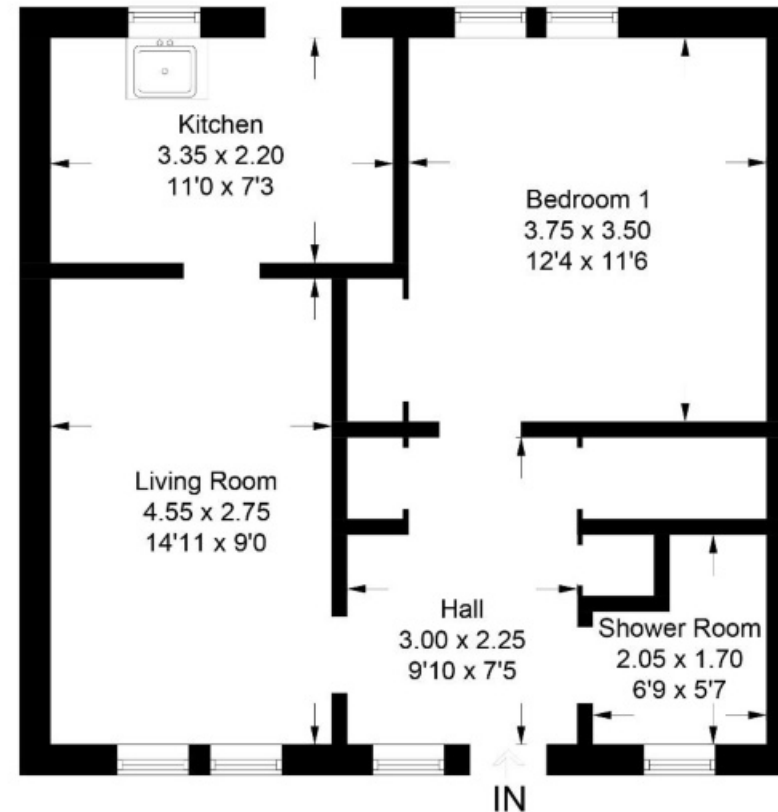


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299086)

### 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 integrated appliances, floor coverings and light fittings (where

applicable), and all other fixtures and fittings, are included in the sale.

### Services

Mains Electricity, gas, water and drainage

### EPC

D

### Council Tax

B

### 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  
Email: tranent@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm

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Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.